Joel Anderson
P (03) 56 822 100
M 0438 822 614
E joel@paragreen.com.au

STATEMENT OF INFORMATION

Prepared on 16 May 2019

Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

58 Beach Parade Sandy Point VIC 3959

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price $299,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



71 Ash Avenue Sandy Point VIC 3959

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Sold Price **$257,000** Sold Date **27-Feb-18**

Distance **0.33km**



11 Telopea Drive Sandy Point VIC 3959

\- 3 1

Sold Price **-** Sold Date **19-Oct-18**

Distance **0.54km**

RS = Recent sale **UN** = Undisclosed Sale

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3 Acacia Street Sandy Point VIC 3959

\- 1 2

Sold Price **$185,000**

Sold Date **05-Apr-18**

Distance **0.83km**

RS = Recent sale **UN** = Undisclosed Sale

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