

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address   
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five 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.

	Address of comparable property	Price	Date of sale
1	5/95 Outer Cr BRIGHTON 3186	\$652,047	23/08/2024
2	48/167 Hawthorn Rd CAULFIELD NORTH 3161	\$675,000	07/06/2024
3	14/88 Orrong Rd ELSTERNWICK 3185	\$692,800	24/11/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:



**Property Type:** Retirement Unit

Agent Comments

## Comparable Properties

5/95 Outer Cr BRIGHTON 3186 (VG)

Agent Comments



**Price:** \$652,047

**Method:** Sale

**Date:** 23/08/2024

**Property Type:** Retirement Village Individual Flat/Unit



48/167 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments



**Price:** \$675,000

**Method:** Sale

**Date:** 07/06/2024

**Property Type:** Retirement Village Individual Flat/Unit



14/88 Orrong Rd ELSTERNWICK 3185 (VG)

Agent Comments



**Price:** \$692,800

**Method:** Sale

**Date:** 24/11/2023

**Property Type:** Retirement Village Individual Flat/Unit

Account - Atria Real Estate