

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 19 BAYVIEW AVENUE, TENBY POINT, VIC 3984

### Indicative selling price

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

Price Range: \$495,000 to \$544,500

### Median sale price

Median price \$355,000

House

X

Unit

Suburb

TENBY POINT

Period 01 April 2017 to 31 March 2018

Source

 pricefinder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
36 BAYVIEW AVE, TENBY POINT, VIC 3984	\$366,000	18/01/2018
109 BAYVIEW AVE, TENBY POINT, VIC 3984	\$440,000	06/12/2017