

Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Fidge Crescent, BREAKWATER 3219

Indicative selling price

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

Range \$395,000 - \$435,000

Median sale price

Median **House** for **BREAKWATER** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$385,000

Comparable property sales

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 the most comparable to the property for sale.

3 Monash Court,
Whittington 3219

Price \$440,000 Sold 10
December 2018

2 Cecil Court,
Newcomb 3219

Price \$460,000 Sold 24
December 2018

18 Fidge Crescent,
Breakwater 3219

Price \$420,000 Sold 11 July
2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House
3 beds 1 baths 4 parking

**Team 3219 Pty Ltd t/as
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Contact agents



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