

# STATEMENT OF INFORMATION

199-201 BASS MEADOWS BOULEVARD, ST ANDREWS BEACH, VIC 3941

PREPARED BY MICHELLE WOOKEY, EVIEW GROUP SOUTHERN PENINSULA



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**199-201 BASS MEADOWS BOULEVARD,**

3 2 2

### Indicative Selling Price

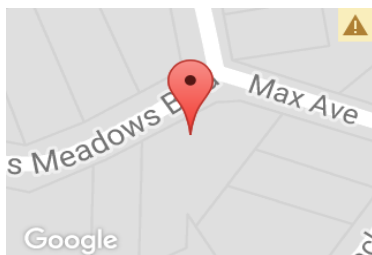
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**960,000 to 1050,000**

Provided by: Michelle Wookey, eview Group Southern Peninsula

## MEDIAN SALE PRICE



**ST ANDREWS BEACH, VIC, 3941**

Suburb Median Sale Price (House)

**\$720,000**

01 April 2017 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This report has been compiled on 10/10/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the Estate Agents Act 1980

**Property offered for sale**

|                                             |                                                            |
|---------------------------------------------|------------------------------------------------------------|
| Address<br>Including suburb and<br>postcode | 199-201 BASS MEADOWS BOULEVARD, ST ANDREWS BEACH, VIC 3941 |
|---------------------------------------------|------------------------------------------------------------|

**Indicative selling price**

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

|              |                     |
|--------------|---------------------|
| Price Range: | 960,000 to 1050,000 |
|--------------|---------------------|

**Median sale price**

|              |                                    |       |                                     |                                                                                      |                          |        |                  |
|--------------|------------------------------------|-------|-------------------------------------|--------------------------------------------------------------------------------------|--------------------------|--------|------------------|
| Median price | \$720,000                          | House | <input checked="" type="checkbox"/> | Unit                                                                                 | <input type="checkbox"/> | Suburb | ST ANDREWS BEACH |
| Period       | 01 April 2017 to 30 September 2017 |       | Source                              |  |                          |        |                  |

**Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.