



Statement of Information

Sections 47AF of the Estate Agents Act 1980

40 River Street,
LITTLE RIVER 3211

House

2 beds

1 baths

2 parking

Indicative selling price

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

Single price \$589,000

Median sale price

Median **House** for **LITTLE RIVER** for period **Jan 2018 - Dec 2018**

Sourced from **PRICEFINDER**.

\$907,500

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.

32 River Street,
Little River 3211

Price \$627,500 Sold 19
October 2018

33 River Street,
Little River 3211

Price \$556,000 Sold 05 May
2018

The reason for only 2 sales being used for the statement of information is that only 2 sales have taken place that could be even remotely comparable to the property for sale.

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.

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