

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
Including suburb and
postcode 48 Beachview Parade Sanctuary Lakes

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$620,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$655,000 *House ☒ *Unit ☐ Suburb Point Cook

Period - From 30/09/2018 to 30/11/2018 Source Realestate.com

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
19 Skyward Drive Sanctuary Lakes	\$565,000	22/10/2018
7 Seaview Point Sanctuary Lakes	\$900,000	22/10/2018
27 Rhode Island Close Sanctuary Lakes	\$900,000	08/11/2018

