

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Daniella Court St Andrews Beach VIC 3941

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

\$3,100,000

&

\$3,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,312,500

Property type

House

Suburb

St Andrews Beach

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 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

17-19 Moana Court St Andrews Beach VIC 3941	\$3,920,000	27-Nov-20

OR

B* 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 6 months.

This Statement of Information was prepared on: 24 May 2021

**17-19 Moana Court St Andrews
Beach VIC 3941** 5  4  8

Sold Price

\$3,920,000 Sold Date **27-Nov-20**

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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