

STATEMENT OF INFORMATION

11 MANLY PLACE, SURF BEACH, VIC 3922

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 MANLY PLACE, SURF BEACH, VIC 3922 - -

Indicative Selling Price

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

Single Price: **\$529,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE



SURF BEACH, VIC, 3922

Suburb Median Sale Price (House)

\$510,000

01 July 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



5 GLEN ST, SURF BEACH, VIC 3922 4 1 4

Sale Price

\$265,000

Sale Date: 08/10/2016

Distance from Property: 619m



145 PHILLIP ISLAND RD, SURF BEACH, VIC 3 2 4

Sale Price

\$350,000

Sale Date: 14/11/2016

Distance from Property: 271m



17 HOPETOUN CRES, SURF BEACH, VIC 3922 3 2 1

Sale Price

\$540,000

Sale Date: 25/12/2016

Distance from Property: 233m



This report has been compiled on 21/12/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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**95 PHILLIP ISLAND RD, SURF BEACH, VIC 3922**  **3**  **2**  **2**

Sale Price

\$516,000

Sale Date: 11/03/2017

Distance from Property: 128m

**161 PHILLIP ISLAND RD, SURF BEACH, VIC**  **3**  **3**  **2**

Sale Price

\$405,000

Sale Date: 06/04/2017

Distance from Property: 535m

**200 THE ESP, SURF BEACH, VIC 3922**  **3**  **2**  **2**

Sale Price

\$325,000

Sale Date: 19/04/2017

Distance from Property: 416m

**118 THE ESP, SURF BEACH, VIC 3922**  **-**  **-**  **-**

Sale Price

\$275,000

Sale Date: 28/04/2017

Distance from Property: 596m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 MANLY PLACE, SURF BEACH, VIC 3922

Indicative selling price

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

Single Price:

\$529,000

Median sale price

Median price

\$510,000

House

X

Unit


Suburb

SURF BEACH

Period

01 July 2017 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 GLEN ST, SURF BEACH, VIC 3922	\$265,000	08/10/2016
145 PHILLIP ISLAND RD, SURF BEACH, VIC 3922	\$350,000	14/11/2016
17 HOPETOUN CRES, SURF BEACH, VIC 3922	\$540,000	25/12/2016
95 PHILLIP ISLAND RD, SURF BEACH, VIC 3922	\$516,000	11/03/2017

161 PHILLIP ISLAND RD, SURF BEACH, VIC 3922	\$405,000	06/04/2017
200 THE ESP, SURF BEACH, VIC 3922	\$325,000	19/04/2017
118 THE ESP, SURF BEACH, VIC 3922	\$275,000	28/04/2017