# STATEMENT OF INFORMATION

11 MANLY PLACE, SURF BEACH, VIC 3922 PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819





## **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



## **MEDIAN SALE PRICE**



# SURF BEACH, VIC, 3922

Suburb Median Sale Price (House)

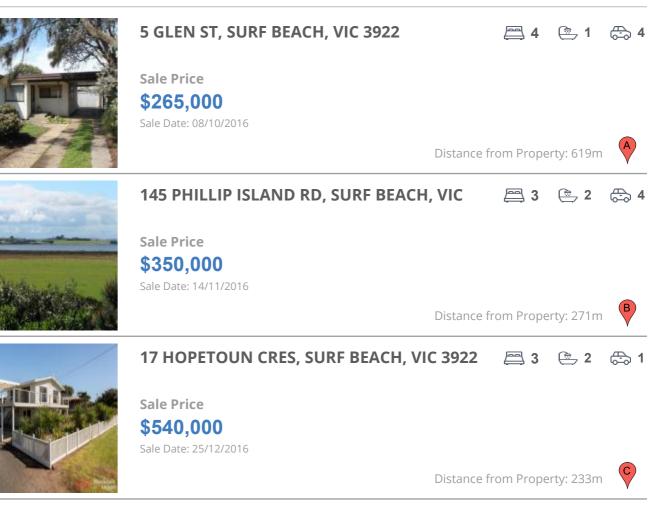
\$510,000

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.



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

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# **Sale Price** \$405,000 Sale Date: 06/04/2017

\$275,000 Sale Date: 28/04/2017 Distance from Property: 535m

200 THE ESP, SURF BEACH, VIC 3922 **Sale Price** \$325,000 Sale Date: 19/04/2017 Distance from Property: 416m 118 THE ESP, SURF BEACH, VIC 3922 \_. ₾. ♣. **Sale Price** 

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

Distance from Property: 596m

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# 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

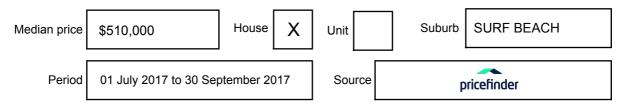
## Indicative selling price

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

Single Price:

\$529,000

### Median sale price



### **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