

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

29 MALCALM AVENUE SURF BEACH VIC 3922

### Indicative selling price

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

Single Price

\$965,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Surf Beach

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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

**A\*** 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

31 SEAVIEW CRESCENT SURF BEACH VIC 3922	\$940,000	31-Jul-23
33 BATMAN STREET SURF BEACH VIC 3922	\$910,000	27-Feb-24
34 PRINCETON AVENUE CAPE WOOLAMAI VIC 3925	\$1,040,000	23-Dec-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 March 2024



### 31 SEAVIEW CRESCENT SURF BEACH VIC 3922

Sold Price **\$940,000** Sold Date **31-Jul-23**

 3  2  -

Distance **0.19km**



### 33 BATMAN STREET SURF BEACH VIC 3922

Sold Price <sup>RS</sup> **\$910,000** Sold Date **27-Feb-24**

 3  2  2

Distance **0.14km**



### 34 PRINCETON AVENUE CAPE WOOLAMAI VIC 3925

Sold Price **\$1,040,000** Sold Date **23-Dec-22**

 5  3  5

Distance **4.9km**

RS = Recent sale

UN = Undisclosed Sale

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