

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

138 The Esplanade Surf Beach VIC 3922

Indicative selling price

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

Single Price

\$1,695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Surf Beach

Period-from

01 Sep 2018

to

31 Aug 2019

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

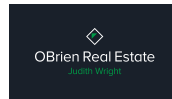
Date of sale

94A The Esplanade Surf Beach VIC 3922	\$1,050,000	23-Oct-18
85 Silverleaves Avenue Silverleaves VIC 3922	\$1,650,000	03-Jul-18
5 Medina Road Cowes VIC 3922	\$2,000,000	19-Jun-18

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.~~

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94A The Esplanade Surf Beach VIC 3922

Sold Price

\$1,050,000

Sold Date

23-Oct-18

4 2 -

Distance

0.64km



85 Silverleaves Avenue Silverleaves VIC 3922

Sold Price

\$1,650,000

Sold Date

03-Jul-18

4 3 2

Distance

6.6km



5 Medina Road Cowes VIC 3922

Sold Price

\$2,000,000

Sold Date

19-Jun-18

5 2 2

Distance

9.41km

RS = Recent sale

UN = Undisclosed Sale

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