

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

177 Bass Meadows Boulevard 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$951,250

Property type

House

Suburb

St Andrews Beach

Period-from

01 Dec 2019

to

30 Nov 2020

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

137 Bass Meadows Boulevard St Andrews Beach VIC 3941	\$1,195,000	04-Aug-20
5 Daniella Court St Andrews Beach VIC 3941	\$1,350,000	10-Oct-20
13-15 Constantine Avenue St Andrews Beach VIC 3941	\$1,370,000	05-May-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.~~

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Michael Christodoulou
P 0359852351
M 0419003685
E mchristodoulou@prenticerealestate.com.au



**137 Bass Meadows Boulevard St
Andrews Beach VIC 3941**

4 3 2

Sold Price **\$1,195,000** Sold Date **04-Aug-20**

Distance **0.47km**



**5 Daniella Court St Andrews Beach
VIC 3941**

5 2 2

Sold Price **\$1,350,000** Sold Date **10-Oct-20**

Distance **1.14km**



**13-15 Constantine Avenue St
Andrews Beach VIC 3941**

3 3 5

Sold Price **\$1,370,000** Sold Date **05-May-20**

Distance **1.22km**

RS = Recent sale UN = Undisclosed Sale

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