



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Higgins Court, BREAKWATER 3219

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$380,000**

### Median sale price

Median **House** for **Breakwater** for period **Jan 2018 - Apr 2018**

Sourced from **Realestate.com**.

**\$336,000**

### 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 the most comparable to the property for sale.

**15 Hitchcock Street,**  
Breakwater 3219

Price **\$391,000** Sold 17  
February 2018

**27 Young Street,**  
Breakwater 3219

Price **\$391,000** Sold 30  
October 2017

**53 Tanner Street,**  
Breakwater 3219

Price **\$372,000** Sold 07  
September 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.

#### GJ McDonald & Co Real Estate

187a Moorabool Street,  
Geelong VIC 3220

#### Contact agents

 **Samantha Davison CEA  
(REIV)**

03 5228 3333  
0409 192 290  
[sam@mcdonaldco.com.au](mailto:sam@mcdonaldco.com.au)

