

# STATEMENT OF INFORMATION

121 PHILLIP ISLAND ROAD, SURF BEACH, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**121 PHILLIP ISLAND ROAD, SURF BEACH,**  4  2  5

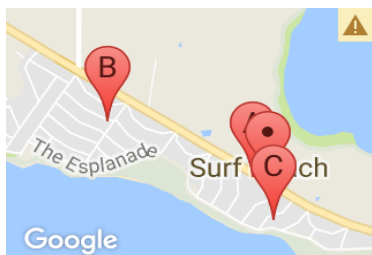
### Indicative Selling Price

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

Single Price: **\$570,000**

Provided by: Brian Silver, Alex Scott Cowes

## MEDIAN SALE PRICE



**SURF BEACH, VIC, 3922**

Suburb Median Sale Price (House)

**\$388,000**

01 October 2016 to 30 September 2017

Provided by: 

## 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.



**95 PHILLIP ISLAND RD, SURF BEACH, VIC 3922**  3  2  2

Sale Price

**\$516,000**

Sale Date: 11/03/2017

Distance from Property: 119m



**29 TOLLEY AVE, SURF BEACH, VIC 3922**  4  2  2

Sale Price

**\$565,000**

Sale Date: 28/06/2016

Distance from Property: 1.1km



**17 HOPETOUN CRES, SURF BEACH, VIC 3922**  3  2  1

Sale Price

**\$540,000**

Sale Date: 25/12/2016

Distance from Property: 240m



This report has been compiled on 08/10/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

121 PHILLIP ISLAND ROAD, SURF BEACH, VIC 3922

Indicative selling price

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

Single Price:

\$570,000

Median sale price

Median price

\$388,000

House

X

Unit

Suburb

SURF BEACH

Period

01 October 2016 to 30 September 2017

Source



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
95 PHILLIP ISLAND RD, SURF BEACH, VIC 3922	\$516,000	11/03/2017
29 TOLLEY AVE, SURF BEACH, VIC 3922	\$565,000	28/06/2016
17 HOPETOUN CRES, SURF BEACH, VIC 3922	\$540,000	25/12/2016