

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

3 PHILLIP ISLAND ROAD SUNDERLAND BAY 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

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,500

Property type

House

Suburb

Sunderland Bay

Period-from

01 May 2023

to

30 Apr 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

13 SAN REMO CRESCENT SUNSET STRIP VIC 3922	\$640,000	14-Mar-24
13 SAN REMO CRESCENT SUNSET STRIP VIC 3922	\$640,000	15-Mar-24
1 PANORAMA DRIVE CAPE WOOLAMAI VIC 3925	\$660,000	08-Mar-24

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: 23 May 2024



**13 SAN REMO CRESCENT SUNSET
STRIP VIC 3922**

3 - -

Sold Price **\$640,000** Sold Date **14-Mar-24**

Distance **1.3km**



3 2 1

Sold Price ^{RS} **\$640,000** Sold Date **15-Mar-24**

Distance **1.31km**



**1 PANORAMA DRIVE CAPE
WOOLAMAI VIC 3925**

3 2 -

Sold Price **\$660,000** Sold Date **08-Mar-24**

Distance **5.55km**

RS = Recent sale **UN** = Undisclosed Sale

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