

STATEMENT OF INFORMATION

30 DOVER STREET, SUNDERLAND BAY, VIC 3922

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



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 DOVER STREET, SUNDERLAND BAY,



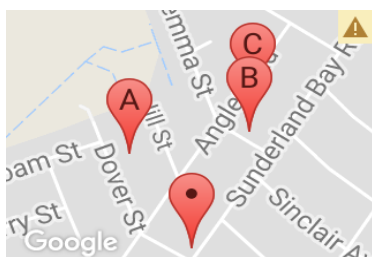
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$389,000

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE



SUNDERLAND BAY, VIC, 3922

Suburb Median Sale Price (House)

\$350,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

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.



12 DOVER ST, SUNDERLAND BAY, VIC 3922



Sale Price

\$370,000

Sale Date: 23/08/2016

Distance from Property: 196m



33 GEMMA ST, SUNDERLAND BAY, VIC 3922



Sale Price

\$350,000

Sale Date: 07/11/2016

Distance from Property: 228m



13 ANGLERS RD, SUNDERLAND BAY, VIC 3922



Sale Price

\$380,000

Sale Date: 06/05/2017

Distance from Property: 284m



This report has been compiled on 30/09/2017 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2017 - 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

30 DOVER STREET, SUNDERLAND BAY, VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$389,000

Median sale price

Median price

\$350,000

House

Unit


Suburb

SUNDERLAND BAY

Period

01 July 2016 to 30 June 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
12 DOVER ST, SUNDERLAND BAY, VIC 3922	\$370,000	23/08/2016
33 GEMMA ST, SUNDERLAND BAY, VIC 3922	\$350,000	07/11/2016
13 ANGLERS RD, SUNDERLAND BAY, VIC 3922	\$380,000	06/05/2017