

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

16 Harbour View Sandy Point VIC 3959

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$394,250

Property type

House

Suburb

Sandy Point

Period-from

01 Nov 2018

to

31 Oct 2019

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

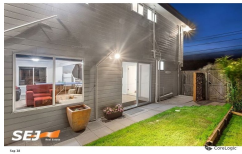
Date of sale

18 Sunshine Rise Sandy Point VIC 3959	\$630,000	04-Sep-18
5 Tecoma Avenue Sandy Point VIC 3959	\$565,000	18-Feb-19
16 Banksia Avenue Sandy Point VIC 3959	\$640,000	06-Apr-18

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: 01 November 2019



18 Sunshine Rise Sandy Point VIC 3959

Sold Price **\$630,000** Sold Date **04-Sep-18**

 4  2  4

Distance **0.22km**



5 Tecoma Avenue Sandy Point VIC 3959

Sold Price **\$565,000** Sold Date **18-Feb-19**

 4  2  2

Distance **0.52km**



16 Banksia Avenue Sandy Point VIC 3959

Sold Price **\$640,000** Sold Date **06-Apr-18**

 4  2  3

Distance **0.62km**

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

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