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# Statement of Information

1 MALCALM AVENUE, SURF BEACH, VIC 3922

Prepared by First National Real Estate Phillip Island



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 MALCALM AVENUE, SURF BEACH, VIC**

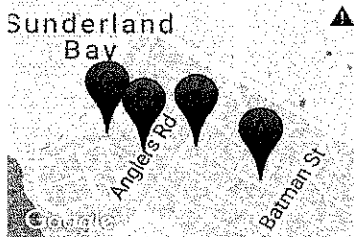


**Indicative Selling Price**

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

**Single Price: \$449,000**

## MEDIAN SALE PRICE



**SURF BEACH, VIC, 3922**

**Suburb Median Sale Price (House)**

**\$387,000**

01 October 2016 to 30 September 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.



**24 MALCALM AVE, SURF BEACH, VIC 3922**



**Sale Price**

**\$435,000**

Sale Date: 06/03/2017

Distance from Property: 250m



**22 ANGLERS RD, SUNDERLAND BAY, VIC 3922**



**Sale Price**

**\$465,000**

Sale Date: 20/01/2017

Distance from Property: 180m



**4 DOVER ST, SUNDERLAND BAY, VIC 3922**



**Sale Price**

**\$415,000**

Sale Date: 11/01/2017

Distance from Property: 307m



This report has been compiled on 26/10/2017 by First National Real Estate Phillip Island. 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 1 MALCALM AVENUE, 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: \$449,000

#### Median sale price

Median price \$387,000 House ☒ 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
24 MALCALM AVE, SURF BEACH, VIC 3922	\$435,000	06/03/2017
22 ANGLERS RD, SUNDERLAND BAY, VIC 3922	\$465,000	20/01/2017
4 DOVER ST, SUNDERLAND BAY, VIC 3922	\$415,000	11/01/2017