

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 7 Bass Vista Boulevard, Cape Schanck VIC 3939

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$991,000 Property type House Suburb Cape Schanck VIC 3939

Period - From 01/12/2019 to 30/11/2020 Source CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 48 Jamieson Court, Cape Schanck VIC 3939	\$1,420,000	19/11/2020
2 3 Bass Vista Boulevard, Cape Schanck VIC 3939	\$1,885,000	13/01/2021
3 15 Bass Vista Boulevard, Cape Schanck VIC 3939	\$1,350,000	11/03/2021

This Statement of Information was prepared on: 16/03/2021