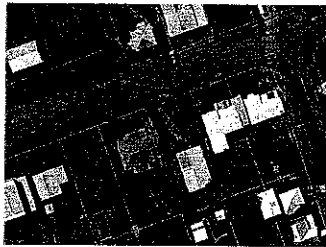




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 FOAM STREET, SUNDERLAND BAY,

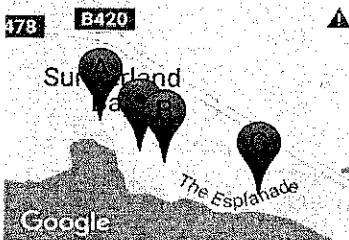
4 2 2

Indicative Selling Price

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

Single Price: \$569,000

MEDIAN SALE PRICE



SUNDERLAND BAY, VIC, 3922

Suburb Median Sale Price (House)

\$380,000

01 April 2017 to 31 March 2018

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.



2 OZONE CRT, SUNDERLAND BAY, VIC 3922

4 3 4

Sale Price

\$775,000

Sale Date: 07/06/2017

Distance from Property: 348m



19 DOVER ST, SUNDERLAND BAY, VIC 3922

3 2 2

Sale Price

\$549,000

Sale Date: 24/07/2017

Distance from Property: 182m



98 THE ESP, SURF BEACH, VIC 3922

3 2 4

Sale Price

\$715,000

Sale Date: 11/07/2017

Distance from Property: 866m



This report has been compiled on 18/04/2018 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2018 - 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 19 FOAM STREET, SUNDERLAND BAY, VIC 3922

Indicative selling price

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

Single Price: \$569,000

Median sale price

Median price \$380,000 House ☒ Unit ☐ Suburb SUNDERLAND BAY
Period 01 April 2017 to 31 March 2018 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
2 OZONE CRT, SUNDERLAND BAY, VIC 3922	\$775,000	07/06/2017
19 DOVER ST, SUNDERLAND BAY, VIC 3922	\$549,000	24/07/2017
98 THE ESP, SURF BEACH, VIC 3922	\$715,000	11/07/2017