

## 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 33 Howard Street, Shoreham VIC 3916

### Indicative selling price

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

Range between \$2,700,000 & \$2,970,000

### Median sale price

Median price \$1,827,500 Property type House Suburb Shoreham VIC 3916

Period - From 1/12/2020 to 30/11/2021 Source CoreLogic

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 18/02/2022