

STATEMENT OF INFORMATION

5 BATMAN STREET, SURF BEACH, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

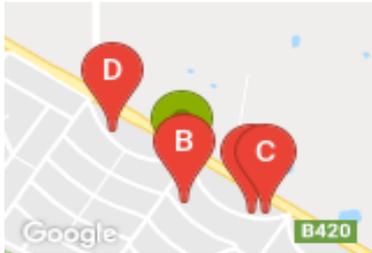
**5 BATMAN STREET, SURF BEACH, VIC**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$320,000 to \$350,000**

Provided by: Brian Silver, Alex Scott Cowes

MEDIAN SALE PRICE

**SURF BEACH, VIC, 3922**

Suburb Median Sale Price (House)

\$420,000

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.

**30 ALVINA CRES, SURF BEACH, VIC 3922**

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Sale Price

\$381,000

Sale Date: 26/04/2018

Distance from Property: 251m

**2 FERN AVE, SURF BEACH, VIC 3922**

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Sale Price

\$370,000

Sale Date: 18/01/2018

Distance from Property: 81m

**34 ALVINA CRES, SURF BEACH, VIC 3922**

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Sale Price

\$380,000

Sale Date: 09/01/2018

Distance from Property: 294m

**This report has been compiled on 29/06/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

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12 ELWOOD AVE, SURF BEACH, VIC 3922

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Sale Price

***\$372,000**

Sale Date: 22/12/2017

Distance from Property: 284m



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

5 BATMAN STREET, SURF BEACH, VIC 3922

Indicative selling price

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

Price Range: \$320,000 to \$350,000

Median sale price

Median price \$420,000

House

Unit

Suburb

SURF BEACH

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
30 ALVINA CRES, SURF BEACH, VIC 3922	\$381,000	26/04/2018
2 FERN AVE, SURF BEACH, VIC 3922	\$370,000	18/01/2018
34 ALVINA CRES, SURF BEACH, VIC 3922	\$380,000	09/01/2018
12 ELWOOD AVE, SURF BEACH, VIC 3922	*\$372,000	22/12/2017