

# 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**

2 1 1

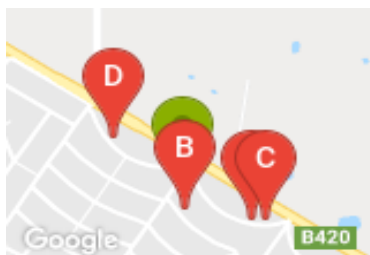
**Indicative Selling Price**

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

2 2 2

**Sale Price**

**\$381,000**

Sale Date: 26/04/2018

Distance from Property: 251m



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

2 1 -

**Sale Price**

**\$370,000**

Sale Date: 18/01/2018

Distance from Property: 81m



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

4 2 -

**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](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



**12 ELWOOD AVE, SURF BEACH, VIC 3922**

 **4**  **2**  **6**

**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](http://consumer.vic.gov.au/underquoting)

Price Range:

\$320,000 to \$350,000

Median sale price

Median price

\$420,000

House

X

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