

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
Including suburb and
postcode

34-36 MARINE PARADE SHOREHAM VIC 3916

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,100,000

&

\$3,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,805,000

Property type

House

Suburb

Shoreham

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

23-25 BYRNES ROAD SHOREHAM VIC 3916	\$3,520,000	22-Dec-21
33 HOWARD STREET SHOREHAM VIC 3916	\$3,260,000	18-Mar-22
10-12 MARINE PARADE SHOREHAM VIC 3916	\$3,350,000	14-Nov-21

OR

B* 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 6 months.

This Statement of Information was prepared on: 25 May 2022



23-25 BYRNES ROAD SHOREHAM VIC 3916

Sold Price **\$3,520,000** Sold Date **22-Dec-21**

5 2 4

Distance -



33 HOWARD STREET SHOREHAM VIC 3916

Sold Price ^{RS} **\$3,260,000** ^{UN} Sold Date **18-Mar-22**

4 2 2

Distance **0.31km**



10-12 MARINE PARADE SHOREHAM VIC 3916

Sold Price **\$3,350,000** Sold Date **14-Nov-21**

2 1 1

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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