

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/5 Bayview Avenue Surf Beach VIC 3922

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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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

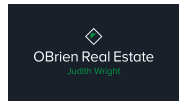
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 Bruce Avenue Surf Beach VIC 3922	\$737,500	20-Feb-19
24 Stradbroke Crescent Surf Beach VIC 3922	\$735,000	25-Oct-18
126 The Esplanade Surf Beach VIC 3922	\$725,000	28-Sep-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 July 2020



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10 Bruce Avenue Surf Beach VIC 3922

4 2 5

Sold Price

\$737,500

Sold Date

20-Feb-19

Distance

1.25km



24 Stradbroke Crescent Surf Beach VIC 3922

4 2 2

Sold Price

\$735,000

Sold Date

25-Oct-18

Distance

0.41km



126 The Esplanade Surf Beach VIC 3922

5 3 1

Sold Price

\$725,000

Sold Date

28-Sep-19

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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