

## 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

26 GEORGE STREET SUNDERLAND BAY VIC 3922

### Indicative selling price

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

Single Price

or range  
between

\$985,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Sunderland Bay

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

### 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

4 ELANE STREET SUNDERLAND BAY VIC 3922	\$1,125,000	16-Mar-22
204A THE ESPLANADE SURF BEACH VIC 3922	\$1,050,000	05-Jan-23
5 MILTON STREET CAPE WOOLAMAI VIC 3925	\$980,000	09-Jun-22

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: 11 May 2023



#### 4 ELANE STREET SUNDERLAND BAY VIC 3922

3 2 1

Sold Price **\$1,125,000** Sold Date **16-Mar-22**

Distance **0.08km**



#### 204A THE ESPLANADE SURF BEACH VIC 3922

3 1 2

Sold Price **\$1,050,000** Sold Date **05-Jan-23**

Distance **2.11km**



#### 5 MILTON STREET CAPE WOOLAMAI VIC 3925

3 2 1

Sold Price **\$980,000** Sold Date **09-Jun-22**

Distance **4.8km**

RS = Recent sale

UN = Undisclosed Sale

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