

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	Lot 495 Fifth Street French Island, 3921
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Indicative selling price

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

Range between	\$33,000 & \$36,000
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Median sale price

Median price	NOT PROVIDED	Property Type	LAND	Suburb	FRENCH ISLAND
Period - From		to		Source	NOT PROVIDED

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	Lot 224 The Anchorage French Island	\$30,950	10-Feb-2023
2	Lot 397 The Anchorage French Island 3921	\$40,000	24-Nov-2022
3	Lot 584 Fifth Street French Island 3921	\$42,000	08-Nov-2022

This statement of information was prepared on 03-Jan-2024 at 6:23:29 PM EST