

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

252 Soldiers Road,  
Fish Creek

14 Wattle Court, Sandy Point

### 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 \$500,000

or range between \$\*

&

\$

### Median sale price

Median price \$394.250

Property type House

Suburb Sandy Point

Period - From 01.11.2018

31.10.19

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
1 5 Tecoma Avenue, Sandy Point 3959	\$ 565,000	18/02/19
2 11 Tecoma Ave, Sandy Point 3959	\$ 410,000	22/05/19
3 39 Ash Avenue, Sandy Point 3959	\$ 455,000	21/05/19

**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: 21/1/2020