

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

1/15 Fellmongers Road Breakwater VIC 3219

Indicative selling price

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

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,500

Property type

Other

Suburb

Breakwater

Period-from

01 Apr 2020

to

31 Mar 2021

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

4/58 Tucker Street Breakwater VIC 3219	\$470,000	29-Sep-20
8B East End Crescent St Albans Park VIC 3219	\$475,000	19-Mar-20
3/3 Lindel Street Newcomb VIC 3219	\$453,000	06-Aug-20

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: 28 April 2021



4/58 Tucker Street Breakwater VIC 3219

Sold Price

\$470,000

Sold Date **29-Sep-20**

 3  2  2

Distance **0.37km**



8B East End Crescent St Albans Park VIC 3219

Sold Price

\$475,000

Sold Date **19-Mar-20**

 3  2  2

Distance **2.49km**



3/3 Lindel Street Newcomb VIC 3219

Sold Price

\$453,000

Sold Date **06-Aug-20**

 3  2  2

Distance **3.22km**

RS = Recent sale

UN = Undisclosed Sale

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