

# STATEMENT OF INFORMATION

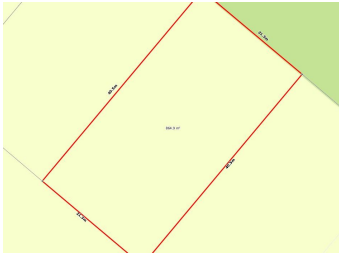
115 BASS MEADOWS BOULEVARD, ST ANDREWS BEACH, VIC 3941

PREPARED BY LIZA MILCHMAN, MILCHMAN REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**115 BASS MEADOWS BOULEVARD, ST**

 2  -  -

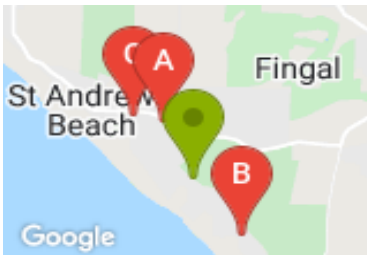
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$1,550,000 to**

Provided by: Liza Milchman, Milchman Real Estate

## MEDIAN SALE PRICE



**ST ANDREWS BEACH, VIC, 3941**

Suburb Median Sale Price (House)

**\$1,781,000**

01 January 2021 to 31 December 2021

Provided by: 

## COMPARABLE PROPERTIES

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.



**341 SANDY RD, ST ANDREWS BEACH, VIC 3941**

 3  2  2

Sale Price

**\$1,650,000**

Sale Date: 12/12/2021

Distance from Property: 895m



**1 JACK ST, ST ANDREWS BEACH, VIC 3941**

 3  1  -

Sale Price

**\*\$1,555,000**

Sale Date: 01/12/2021

Distance from Property: 1km



**5 BASS MEADOWS BVD, ST ANDREWS BEACH,**

 5  2  2

Sale Price

**\*\$1,580,000**

Sale Date: 29/01/2022

Distance from Property: 1.2km



This report has been compiled on 24/02/2022 by Milchman Real Estate. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for

Address  
Including suburb and

115 BASS MEADOWS BOULEVARD, ST ANDREWS BEACH, VIC 3941

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$1,550,000 to \$1,650,000

### Median sale price

Median price

\$1,781,000

Property type

House

Suburb

ST ANDREWS  
BEACH

Period

01 January 2021 to 31 December  
2021

Source

pricfinder

### 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

Price

Date of sale

341 SANDY RD, ST ANDREWS BEACH, VIC 3941	\$1,650,000	12/12/2021
1 JACK ST, ST ANDREWS BEACH, VIC 3941	*\$1,555,000	01/12/2021
5 BASS MEADOWS BVD, ST ANDREWS BEACH, VIC 3941	*\$1,580,000	29/01/2022

This Statement of Information was prepared

24/02/2022