

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



92 BASS MEADOWS BOULEVARD, ST

3 1 4

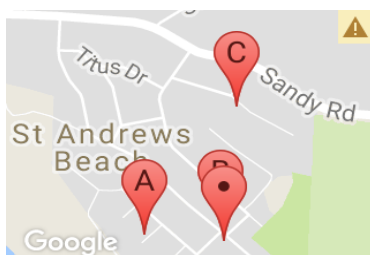
Indicative Selling Price

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

Price Range: 675,000 to 725,000

Provided by: Mark Prentice, Prentice Real Estate Rye

MEDIAN SALE PRICE



ST ANDREWS BEACH, VIC, 3941

Suburb Median Sale Price (House)

\$770,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

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.



2 CLAUDIUS CRT, ST ANDREWS BEACH, VIC

3 2 -

Sale Price

\$790,000

Sale Date: 11/03/2017

Distance from Property: 257m



83 BASS MEADOWS BVD, ST ANDREWS

2 1 5

Sale Price

\$617,000

Sale Date: 06/03/2017

Distance from Property: 57m



20 ALEX DR, ST ANDREWS BEACH, VIC 3941

3 2 2

Sale Price

\$680,000

Sale Date: 24/11/2016

Distance from Property: 478m



This report has been compiled on 12/10/2017 by Prentice Real Estate Rye. Property Data Solutions Pty Ltd 2017 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

92 BASS MEADOWS BOULEVARD, ST ANDREWS BEACH, VIC 3941

Indicative selling price

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

Price Range:

675,000 to 725,000

Median sale price

Median price

\$770,000

House

X

Unit

Suburb

ST ANDREWS
BEACH

Period

01 October 2016 to 30 September
2017

Source


pricefinder

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
2 CLAUDIUS CRT, ST ANDREWS BEACH, VIC 3941	\$790,000	11/03/2017
83 BASS MEADOWS BVD, ST ANDREWS BEACH, VIC 3941	\$617,000	06/03/2017
20 ALEX DR, ST ANDREWS BEACH, VIC 3941	\$680,000	24/11/2016