

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 or
locality and postcode

1A Dover Street, Sunderland Bay Vic 3922

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price

Median price

House X

Suburb or locality Sunderland Bay

Period - From 24 Nov 2015 to 24 May 2015

Source REIV

Comparable property sales

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
122 Ventnor Beach Rd COWES 3922	\$880,000	17/10/2016
55 Beach Rd RHYLL 3923	\$680,000	20/08/2016
2a Dover St SUNDERLAND BAY 3922	\$350,000	10/02/2016

1A Dover Street, Sunderland Bay Vic 3922

eview
GROUP

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Indicative Selling Price

\$790,000 - \$869,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 4862 sqm

Agent Comments

Comparable Properties



122 Ventnor Beach Rd COWES 3922 (VG)

Agent Comments



Price: \$880,000

Method: Sale

Date: 17/10/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6632 sqm



55 Beach Rd RHYLL 3923 (VG)

Agent Comments



Price: \$680,000

Method: Sale

Date: 20/08/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4423 sqm

2a Dover St SUNDERLAND BAY 3922 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 10/02/2016

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 5580 sqm