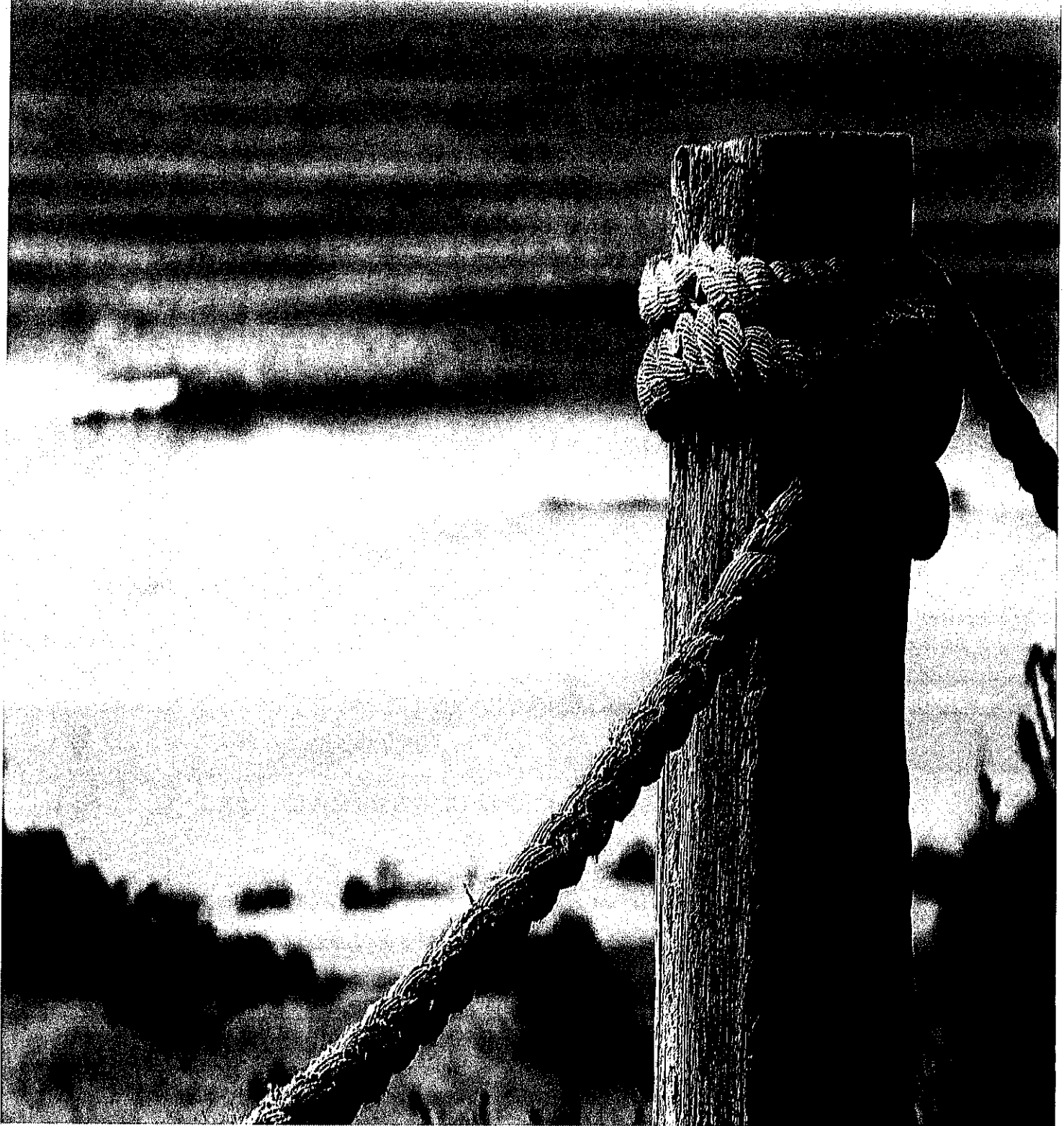


STATEMENT OF INFORMATION

1328 SHORELINE DRIVE, GLOMAR BEACH, VIC 3851

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1328 SHORELINE DRIVE, GLOMAR

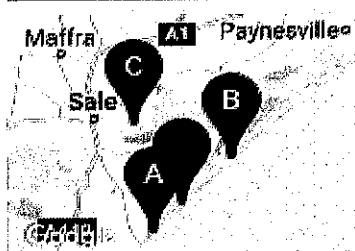
3 1 2

Indicative Selling Price

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

Price Range: \$427,000 to \$470,000

MEDIAN SALE PRICE



GLOMAR BEACH, VIC, 3851

Suburb Median Sale Price (House)

01 April 2020 to 31 March 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



2310 SHORELINE DR, THE HONEYSUCKLES,

3 1 2

Sale Price

\$477,500

Sale Date: 10/03/2021

Distance from Property: 9.2km



16 TWENTY FIFTH ST, PARADISE BEACH, VIC

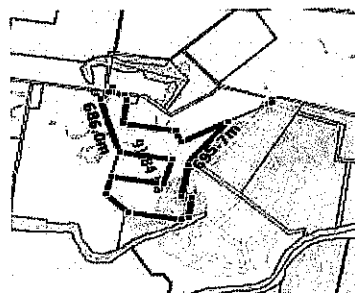
3 2 1

Sale Price

\$440,000

Sale Date: 16/02/2021

Distance from Property: 16km



LOWER HEART RD, THE HEART, VIC 3851

3 - -

Sale Price

\$440,000

Sale Date: 08/02/2021

Distance from Property: 22km



This report has been compiled on 24/06/2021 by Heart Property . Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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 outside 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1328 SHORELINE DRIVE, GLOMAR BEACH, VIC 3851

Indicative selling price

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

Price Range: \$427,000 to \$470,000

Median sale price

Median price

Property type

House

Suburb

GLOMAR BEACH

Period

01 April 2020 to 31 March 2021

Source



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

2310 SHORELINE DR, THE HONEYSUCKLES, VIC 3851	\$477,500	10/03/2021
16 TWENTY FIFTH ST, PARADISE BEACH, VIC 3851	\$440,000	16/02/2021
LOWER HEART RD, THE HEART, VIC 3851	\$440,000	08/02/2021

This Statement of Information was prepared on: 24/06/2021

