

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

8 Wunda Court, St Andrews Beach VIC 3941

Indicative selling price

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

Range between \$795,000 & \$870,000

Median sale price

Median price \$873,500 Property type House Suburb St Andrews Beach

Period - From 01/08/18 to 31/07/19 Source RP Data

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
1. 400 Dundas Street, Rye	\$740,000	28/04/19
2. 2 - 4 Surf Road, Rye	\$895,000	15/08/19
3. 475 Dundas Street, St Andrews Beach	\$695,000	13/09/19

This Statement of Information was prepared on: 17/10/19