

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 and
postcode

6 Glen Street Surf Beach VIC 3922

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,502

Property type

Other

Suburb

Surf Beach

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

111 Phillip Island Road Surf Beach VIC 3922	\$275,000	12-Oct-18
133-135 Phillip Island Road Surf Beach VIC 3922	\$320,000	16-Nov-19
23 Phillip Island Road Sunderland Bay VIC 3922	\$225,000	12-May-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**111 Phillip Island Road Surf Beach
VIC 3922**

- - -

Sold Price **\$275,000** Sold Date **12-Oct-18**

Distance **0.7km**



**133-135 Phillip Island Road Surf
Beach VIC 3922**

- - -

Sold Price **\$320,000** Sold Date **16-Nov-19**

Distance **0.8km**



**23 Phillip Island Road Sunderland
Bay VIC 3922**

- - -

Sold Price **\$225,000** Sold Date **12-May-20**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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