

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Hill Street Sunderland Bay 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

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

*House

X

*Unit

Suburb

Sunderland Bay

Period-from

01 Sep 2018

to

31 Aug 2019

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

42 Sunderland Bay Road Sunderland Bay VIC 3922	\$410,000	04-Mar-18
15 Dover Street Sunderland Bay VIC 3922	\$422,000	24-Mar-18
14 George Street Sunderland Bay VIC 3922	\$345,000	17-Jul-17

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.~~

This Statement of Information was prepared on: 10 September 2019

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42 Sunderland Bay Road
Sunderland Bay VIC 3922

3 1 1

Sold Price

\$410,000

Sold Date

04-Mar-18

Distance

0.37km



15 Dover Street Sunderland Bay VIC 3922

3 1 2

Sold Price

\$422,000

Sold Date

24-Mar-18

Distance

0.41km



14 George Street Sunderland Bay
VIC 3922

3 2 -

Sold Price

\$345,000

Sold Date

17-Jul-17

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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