

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

11 SEABEACH PARADE NORTH SHORE 3214

Indicative selling price

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

Single price \$***** or range between \$429,000 & \$471,000

Median sale price

Median price \$ No Median Price shown Property type House Suburb North Shore 3214

Period - From OCT 2018 to OCT 2019 Source RealEstate.com.au

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
1. 9 Phosphate Road North Shore 740m2	\$500,000	13 Aug 2019
2. 21 The Esplanade North Shore 651m2	\$655,000	20 Feb 2019
3. 2 Seaforth Street North Shore 702m2	\$481,000	12 May 2018

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: 07/10/2019

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.