

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

2 Suffolk Drive Bellbrae 3228

Indicative selling price

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

Price range between

\$2,100,000

&

\$2,200,000

Median sale price

Median price

\$1,800,000

Property type

House

Suburb

Bellbrae

Period - From

27/3/2020

to

28/03/21

Source

Realestate.com.au

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
214 Grossmans Road Torquay	Not Disclosed	7/05/2021
4 Lincoln Avenue Bellbrae	Not Disclosed	8/04/2021
12 Enfield Drive Torquay	\$1,900,000	18/11/2021

This Statement of Information was prepared on: 23/06/21