



# Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/21 Tucker Street,  
BREAKWATER 3219

Unit

2 beds

1 bath

1 parking

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$249,000 - \$269,000**

## Median sale price

Median Unit for BREAKWATER for period Nov 2018 - Jan 2019

Sourced from RP Data.

**\$347,837**

## 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 the most comparable to the property for sale.

2/21 Tucker Street,  
Breakwater 3219

Price **\$325,000** Sold 18 May  
2018

9/1 Holman Crt,  
Breakwater 3219

Price **\$225,500** Sold 15  
August 2018

3/2 Hamilton Crt,  
Breakwater 3219

Price **\$355,000** Sold 22 May  
2018

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

## Stockdale & Leggo Sth Barwon

169A High Street,  
Belmont VIC 3216

## Contact agents



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**Stockdale  
& Leggo**