



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**16 Pine Avenue,  
NORTH SHORE 3214**

### Indicative selling price

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

**Range \$520,000 - \$570,000**

### Median sale price

Median **House** for **NORTH SHORE** for period **Jan 2018 - Feb 2019**

Sourced from **Pricefinder**.

**\$495,000**

### 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 Seaforth St,**  
North Shore 3214

**Price \$481,000** Sold 12 May  
2018

**4 Myrtle Grove,**  
North Shore 3214

**Price \$493,000** Sold 10  
March 2018

**45 The Esplanade,**  
North Sore 3214

**Price \$485,000** Sold 12  
February 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 Pricefinder.

### Burns Archer Realty

1/1-11 Station Lake Road,  
Lara VIC 3212

### Contact agents



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**Burns Archer**  
Realty