

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 and
postcode

17 Jill Street, Sunderland Bay, VIC 3922

Indicative selling price

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

Single Price

\$579,000

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Sunderland Bay (3922)

Period - From

01/07/2023

to

30/06/2024

Source

Pricefinder

Comparable property sales

A

These are two 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

7 DOVER STREET, SUNDERLAND BAY VIC 3922

\$567,500

10/03/2024

11 JILL STREET, SUNDERLAND BAY VIC 3922

\$567,000

01/03/2023

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:

04/11/2024