

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

5/55 Tanner Street, Breakwater Vic 3219

Indicative selling price

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

Range between \$399,000

&

\$438,900

Median sale price

Median price \$443,250

Property Type Unit

Suburb Breakwater

Period - From 04/06/2023

to

03/06/2024

Source REIV

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	3/51 Tanner St BREAKWATER 3219	\$451,500	06/10/2023
2	6/58 Tucker St BREAKWATER 3219	\$425,000	07/11/2023
3	8/9-11 Leather St BREAKWATER 3219	\$390,000	28/02/2024

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:

04/06/2024 10:39