

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

5 LAWLESS COURT BREAKWATER VIC 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Other

Suburb

Breakwater

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

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

161 ST ALBANS ROAD THOMSON VIC 3219	\$490,000	07-Sep-22
24 TUCKER STREET BREAKWATER VIC 3219	\$506,000	06-Nov-21
9 YOUNG STREET BREAKWATER VIC 3219	\$520,000	22-Jul-22

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: 30 November 2022


**161 ST ALBANS ROAD THOMSON
VIC 3219**

Sold Price

\$490,000

Sold Date

07-Sep-22


Distance

1.23km

**24 TUCKER STREET BREAKWATER
VIC 3219**

Sold Price

\$506,000

Sold Date

06-Nov-21


Distance

0.15km

**9 YOUNG STREET BREAKWATER
VIC 3219**

Sold Price

\$520,000

Sold Date

22-Jul-22


Distance

1.19km
RS = Recent sale

UN = Undisclosed Sale

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