

STATEMENT OF INFORMATION

Subject Property:	1 Clearwater Close	Date Prepared:	04/05/2017
Price Guide:	\$870,000 - \$930,000	Range Updated:	04/05/2017

COMPARABLE SALE 1

Address:	10 Headland Waters						
Sale Price:	\$940,000					Date of Sale:	07/04/2017
Beds	-----	Baths	-----	Garage	-----	Land Size:	1760m2

COMPARABLE SALE 2

Address:	22 The Point						
Sale Price:	\$920,000					Date of Sale:	19/04/2017
Beds	-----	Baths	-----	Garage	-----	Land Size:	1,724m2

COMPARABLE SALE 3

Address:	353 Esplanade						
Sale Price:	\$1,186,000					Date of Sale:	25/01/2017
Beds	-----	Baths	-----	Garage	-----	Land Size:	598m2

When there are less than three (3) comparable sales found, the agent will include a statement below indicating that they believe that fewer than three comparable properties were sold within the relevant period.

MEDIAN SUBURB SALE PRICE

Median suburb sale price:	\$888,500
Date range used to conduct median sale price:	1 May 2016 - 01 May 2017
Median suburb sale price statement: (eg: houses only, units only etc)	Houses only

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