

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 LAWSON STREET, SURF BEACH, VIC 3922

Indicative selling price

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

Single Price:

199,000

Median sale price

Median price

\$273,000

House

Unit

Suburb

SURF BEACH

Period

01 October 2016 to 30 September
2017

Source

pricefinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
2 MALCALM AVE, SURF BEACH, VIC 3922	\$165,000	22/04/2017
2 LINKS ST, SURF BEACH, VIC 3922	\$260,000	10/06/2016
15 MALCALM AVE, SURF BEACH, VIC 3922	\$255,000	23/07/2016
20 DOVER ST, SUNDERLAND BAY, VIC 3922	\$206,000	07/09/2016

4 ELANE ST, SUNDERLAND BAY, VIC 3922	\$240,000	28/02/2017
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