



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**65 Shaws Road,  
LITTLE RIVER 3211**

House

4 beds

2 baths

1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **House** for **LITTLE RIVER** for period **Jun 2016 - Jun 2017**  
Sourced from **Price Finder**.

**\$797,500**

### 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 the most comparable to the property for sale.


**710 Old Melbourne Road,** Price **\$1,180,000** Sold 14 August 2017  
LITTLE RIVER 3211

**40 Minns Road,** Price **\$1,250,000** Sold 31 August 2017  
LITTLE RIVER 3211

**33 Old Melbourne Road,** Price **\$1,010,000** Sold 18 November 2016  
LITTLE RIVER 3211

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

### Contact agents

 **Brad Archer**

0402 443 387

[brad@burnsarcher.com.au](mailto:brad@burnsarcher.com.au)

**Burns Archer**  
Realty

**Burns Archer Realty**

1/1-11 Station Lake Road,  
Lara VIC 3212