

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 13 Anglers Road, Sunderland Bay, VIC 3922

Indicative selling price

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

Price Range

\$690,000

&

\$750,000

Median sale price

Median price

\$637,500

Property Type

House

Suburb

Sunderland Bay (3922)

Period - From

01/04/2023

to

31/03/2024

Source

Pricefinder

Comparable property sales

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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
10 GEMMA STREET, SUNDERLAND BAY VIC 3922	\$755,000	02/04/2024
1/6 ELANE STREET, SUNDERLAND BAY VIC 3922	\$760,000	14/03/2024
33 BATMAN STREET, SURF BEACH VIC 3922	\$910,000	27/02/2024

This Statement of Information was prepared on: 16/09/2024