

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

51 SIXTH AVENUE RAYMOND ISLAND VIC 3880

Indicative selling price

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

Single Price

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

House

Suburb

Raymond Island

Period-from

01 May 2024

to

30 Apr 2025

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

30 EIGHTH AVENUE RAYMOND ISLAND VIC 3880	\$430,000	26-Jul-24
79 TWELFTH AVENUE RAYMOND ISLAND VIC 3880	\$402,500	23-Sep-24
37 FOURTH AVENUE RAYMOND ISLAND VIC 3880	\$380,000	07-Jun-24

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.~~

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**30 EIGHTH AVENUE RAYMOND
ISLAND VIC 3880**

 3  2  3

Sold Price

\$430,000

Sold Date

26-Jul-24

Distance

0.17km



**79 TWELFTH AVENUE RAYMOND
ISLAND VIC 3880**

 2  1  2

Sold Price

\$402,500

Sold Date

23-Sep-24

Distance

0.54km



**37 FOURTH AVENUE RAYMOND
ISLAND VIC 3880**

 3  1  1

Sold Price

\$380,000

Sold Date

07-Jun-24

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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