

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

15 Surf Crescent Surf Beach VIC 3922

Indicative selling price

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

Single Price

\$495,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

 Property type

House

 Suburb

Surf Beach

Period-from

01 Jan 2019

 to

31 Dec 2019

 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
18 Bayview Avenue Surf Beach VIC 3922	\$472,500	24-May-19
2 Park Street Surf Beach VIC 3922	\$473,000	05-Jan-19
19 Foam Street Sunderland Bay VIC 3922	\$500,000	28-May-19

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.~~

This Statement of Information was prepared on: 30 January 2020



18 Bayview Avenue Surf Beach VIC 3922

Sold Price

\$472,500

Sold Date

24-May-19

 3  1  4

Distance

0.59km



2 Park Street Surf Beach VIC 3922

Sold Price

\$473,000

Sold Date

05-Jan-19

 2  1  2

Distance

1.08km



19 Foam Street Sunderland Bay VIC 3922

Sold Price

\$500,000

Sold Date

28-May-19

 3  2  2

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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