

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

25 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

House

Suburb

Raymond Island

Period-from

01 May 2022

to

30 Apr 2023

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

27 EIGHTH AVENUE RAYMOND ISLAND VIC 3880	\$440,000	09-Jul-22
13 NINTH PARADE RAYMOND ISLAND VIC 3880	\$450,000	07-Oct-22
27 SEVENTH PARADE RAYMOND ISLAND VIC 3880	\$465,000	14-Apr-23

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: 18 May 2023



27 EIGHTH AVENUE RAYMOND ISLAND VIC 3880

3 1 1

Sold Price **\$440,000** Sold Date **09-Jul-22**

Distance **0.13km**



13 NINTH PARADE RAYMOND ISLAND VIC 3880

3 2 1

Sold Price **\$450,000** Sold Date **07-Oct-22**

Distance **0.55km**



27 SEVENTH PARADE RAYMOND ISLAND VIC 3880

3 1 2

Sold Price ^{RS} **\$465,000** ^{UN} Sold Date **14-Apr-23**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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