

## 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

9 Saltwater Place Sunset Strip VIC 3922

### Indicative selling price

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

Single Price

\$509,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$428,750

Property type

House

Suburb

Sunset Strip

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

36 Back Beach Road Sunset Strip VIC 3922	\$510,000	20-Sep-19
19 Foam Street Sunderland Bay VIC 3922	\$500,000	28-May-19
16 Malcalm Avenue Surf Beach VIC 3922	\$510,000	05-Sep-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: 14 January 2020



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**36 Back Beach Road Sunset Strip VIC 3922**

3 2 2

Sold Price **\$510,000** Sold Date **20-Sep-19**

Distance **0.07km**



**19 Foam Street Sunderland Bay VIC 3922**

3 2 2

Sold Price **\$500,000** Sold Date **28-May-19**

Distance **1.04km**



**16 Malcalm Avenue Surf Beach VIC 3922**

3 2 2

Sold Price **\$510,000** Sold Date **05-Sep-19**

Distance **1.38km**

RS = Recent sale      UN = Undisclosed Sale

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