

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 or locality and postcode

Indicative selling price

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

Single price

Median sale price

Median price Property Type Suburb

Period - From to Source

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 eighteen 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 |
|---|--------------------------------------|-----------|--------------|
| 1 | 25 Blue Water Ccl CAPE PATERSON 3995 | \$805,000 | 06/05/2019 |
| 2 | 44 Surf Beach Rd CAPE PATERSON 3995 | \$750,000 | 25/02/2019 |
| 3 | | | |

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 eighteen months.

This Statement of Information was prepared on:



Property Type: Sustainable house

Land Size: 659 sqm approx

Agent Comments

Comparable Properties



25 Blue Water Ccl CAPE PATERSON 3995 (REI/VG)

Agent Comments



Price: \$805,000

Method: Private Sale

Date: 06/05/2019

Rooms: 6

Property Type: House

Land Size: 619 sqm approx

44 Surf Beach Rd CAPE PATERSON 3995 (VG) Agent Comments



Price: \$750,000

Method: Sale

Date: 25/02/2019

Property Type: House (Res)

Land Size: 736 sqm approx

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 eighteen months.