

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	Boat shed 43, Shelley Beach, Portsea Vic 3944
---	---

Indicative selling price

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

Range between	\$480,000 - \$528,000
---------------	-----------------------

Median sale price

Median price	*	Vacant Land		Boat Shed	X	Suburb	Portsea
Period - From	14/3/2018	to	14/9/2018	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

"This advice does not form part of this Statement of Information:

*Important advice about the median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality where the property offered for sale is situated, and our sales records (if any), do not provide a median sale price that meets the requirements of Section 47AF (2) (b) of the Estate Agents Act 1980."