

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	T
Including suburb and	
postcode	

Address 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	Х	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 sixmonths 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."

Account - Kay & Burton | P: 03 5984 4744 |

Generated: 14/9/2018 10:43



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.