

STATEMENT OF INFORMATION

44A SUNDERLAND BAY ROAD, SUNDERLAND BAY, VIC 3922

PREPARED BY CHASE WATTERS, ALEX SCOTT COWES, PHONE: 0423 272 819



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

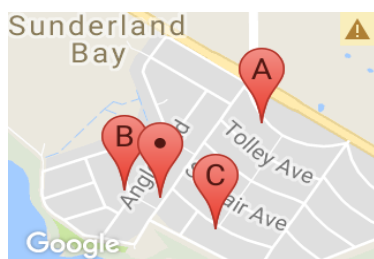
**44A SUNDERLAND BAY ROAD,**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$580,000**

Provided by: Chase Watters, Alex Scott Cowes

MEDIAN SALE PRICE

**SUNDERLAND BAY, VIC, 3922**

Suburb Median Sale Price (House)

\$787,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**9 ELWOOD AVE, SURF BEACH, VIC 3922**

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Sale Price

\$544,000

Sale Date: 29/11/2017

Distance from Property: 423m

**19 DOVER ST, SUNDERLAND BAY, VIC 3922**

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Sale Price

\$549,000

Sale Date: 24/07/2017

Distance from Property: 118m

**17 SEAVIEW CRES, SURF BEACH, VIC 3922**

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Sale Price

\$585,000

Sale Date: 07/05/2017

Distance from Property: 211m

**This report has been compiled on 11/04/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44A SUNDERLAND BAY ROAD, SUNDERLAND BAY, VIC 3922

Indicative selling price

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

Single Price:

\$580,000

Median sale price

Median price

\$787,000

House

Unit

Suburb

SUNDERLAND BAY

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
9 ELWOOD AVE, SURF BEACH, VIC 3922	\$544,000	29/11/2017
19 DOVER ST, SUNDERLAND BAY, VIC 3922	\$549,000	24/07/2017
17 SEAVIEW CRES, SURF BEACH, VIC 3922	\$585,000	07/05/2017