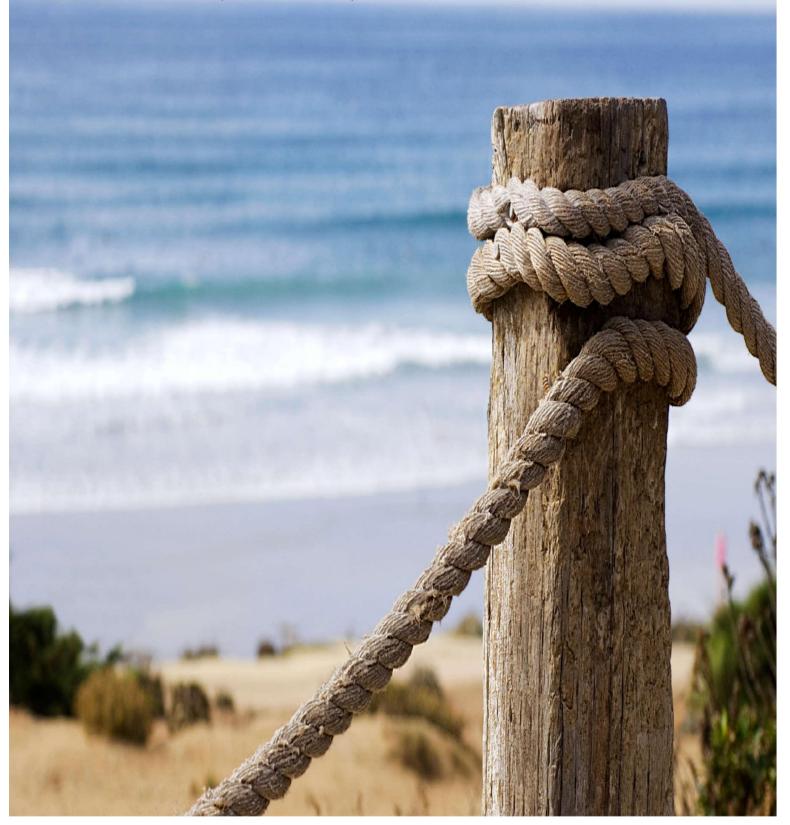
# STATEMENT OF INFORMATION

18 BAYVIEW AVENUE, SURF BEACH, VIC 3922

PREPARED BY BRIAN SILVER, ALEX SCOTT COWES, PHONE: 0407 347 509







### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 18 BAYVIEW AVENUE, SURF BEACH, VIC 🕮 3 🕒 1 😓 2







**Indicative Selling Price** 

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

Single Price: \$527,500

Provided by: Brian Silver, Alex Scott Cowes

#### **MEDIAN SALE PRICE**



### SURF BEACH, VIC, 3922

**Suburb Median Sale Price (House)** 

\$420,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



12 ALVINA CRES, SURF BEACH, VIC 3922







Sale Price

\$453,000

Sale Date: 30/01/2018

Distance from Property: 430m







Sale Price \$505,000

Sale Date: 19/01/2018

Distance from Property: 474m



# 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	18 BAYVIEW AVENUE, SURF BEACH, VIC 3922
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### Indicative selling price

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

Single Price:	\$527,500
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### Median sale price

Median price	\$420,000	House	Χ	Unit	Subu	SURF BEACH
Period	01 April 2017 to 31 March 2018		Source		pricefinder	

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
12 ALVINA CRES, SURF BEACH, VIC 3922	\$453,000	30/01/2018
11 MANLY PL, SURF BEACH, VIC 3922	\$505,000	19/01/2018