

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**  3  1  1

Sale Price

\$453,000

Sale Date: 30/01/2018

Distance from Property: 430m

**11 MANLY PL, SURF BEACH, VIC 3922**  3  2  3

Sale Price

\$505,000

Sale Date: 19/01/2018

Distance from Property: 474m

**This report has been compiled on 10/06/2018 by Alex Scott Cowes. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au**

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

Indicative selling price

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

Single Price:

\$527,500

Median sale price

Median price

\$420,000

House

Unit

Suburb

SURF BEACH

Period

01 April 2017 to 31 March 2018

Source

pricfinder

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