

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 30 Tolley Avenue, Surf Beach, VIC 3922

Indicative selling price

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

Single Price \$429,000

Median sale price

Median price \$540,000 Property Type House Suburb Surf Beach (3922)

Period - From 01/01/2019 to 19/10/2019 Source realestate.com.au

Comparable property sales

A 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
18 BAYVIEW AVENUE, SURF BEACH VIC 3922	\$472,000	06/09/2019
2 PARK STREET, SURF BEACH VIC 3922	\$473,000	01/09/2019
27 TOLLEY AVENUE, SURF BEACH VIC 3922	\$595,000	05/03/2019

This Statement of Information was prepared on: 20/10/2019