

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 17 Jill Street, Sunderland Bay, VIC 3922

Indicative selling price

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

Price Range

\$580,000

&

\$630,000

Median sale price

Median price

\$661,250

Property Type

House

Suburb

Sunderland Bay (3922)

Period - From

01/04/2023

to

31/03/2024

Source

Pricefinder

Comparable property sales

A These are two 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
21 MALCALM AVENUE, SURF BEACH VIC 3922	\$690,000	13/05/2023
13 PHILLIP ISLAND ROAD, SUNDERLAND BAY VIC 3922	\$640,000	02/04/2024

B 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.

This Statement of Information was prepared on: 08/06/2024