

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb or locality and postcode

2/60 Tanner Street, Breakwater

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*450,000 & \$460,000

### Median sale price

Median price \$515,500 Property type Unit Suburb Breakwater

Period - From 14/10/2022 to 14/11/2023 Source Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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
1 3/51 Tanner Street, Breakwater	\$451,500	06 Oct 2023
2 2/10 Cosgrove Street, Breakwater	\$435,000	31 Aug 2023
3 6/21 Tucker Street, Breakwater	\$426,000	29 May 2023

This Statement of Information was prepared on: 14/11/2023

## Comparables from REA 14/11/2023

**UJ Hooker** Kin Sawhney



**Sold**


**\$451,500**

Unit 3/51 Tanner Street, Breakwater

3 1 1 327m<sup>2</sup> | Unit

Sold on 06 Oct 2023

**McGrath**



**Sold**

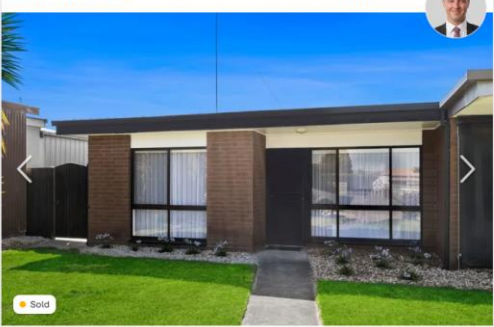
**\$435,000**

2/10 Cosgrove Street, Breakwater

2 1 2 | Unit

Sold on 31 Aug 2023

**maxwell collins** Simon Braybrook



**Sold**

**\$426,000**

6/21 Tucker Street, Breakwater

2 1 1 | Unit

Sold on 29 May 2023

### Market insights for Breakwater buyers

The median sale price in Breakwater is \$515,500. Find out more on the latest property trends for the area to help you understand the local market before you buy.

#### Breakwater house data snapshot

Buyer demand has decreased by 36% in the past 12 months.

Bedrooms	Median price	Sold
2 bedrooms	-	-
3 bedrooms	-	-
4 bedrooms	-	-

#### Breakwater unit data snapshot

Buyer demand has increased by 35% in the past 12 months.

Bedrooms	Median price	Sold
1 bedroom	-	-
2 bedrooms	-	-
3 bedrooms	-	-



Find out more about property trends in Breakwater with our market profile. [View Breakwater profile >](#)