

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 Myers Drive, Shoreham Vic 3916

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$3,150,000 Property Type House Suburb Shoreham

Period - From 01/07/2022 to 30/06/2023 Source REIV

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

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	6-8 Steen Av SHOREHAM 3916	\$2,200,000	27/06/2023
2	111 Point Leo Rd MERRICKS 3916	\$2,100,000	19/06/2023
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

02/08/2023 13:30



Property Type: Land
Land Size: 879 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2023: \$3,150,000

Comparable Properties



6-8 Steen Av SHOREHAM 3916 (REI)

Agent Comments



Price: \$2,200,000
Method: Private Sale
Date: 27/06/2023
Property Type: House (Res)
Land Size: 1919 sqm approx



111 Point Leo Rd MERRICKS 3916 (REI)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 19/06/2023
Property Type: House
Land Size: 15782.75 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372