

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 5/55 Tanner Street, Breakwater Vic 3219
Including suburb or locality and postcode

Indicative selling price

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

Range between \$365,000 & \$401,500

Median sale price

Median price \$443,250 Property Type Unit Suburb Breakwater

Period - From 22/05/2023 to 21/05/2024 Source REIV

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	2/21 Chapel St WHITTINGTON 3219	\$397,000	04/11/2023
2	8/9-11 Leather St BREAKWATER 3219	\$390,000	28/02/2024
3	2/315-317 Boundary Rd ST ALBANS PARK 3219	\$360,000	22/02/2024

OR

~~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: 22/05/2024 13:32