## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 56 Marine Parade, Shoreham Vic 3916

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,900,000		&		\$3,190,000			
Median sale p	rice							
Median price	\$3,150,000	Pro	operty Type	Hou	ISE		Suburb	Shoreham
Period - From	01/07/2022	to	30/06/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	30-32 Marine Pde SHOREHAM 3916	\$2,750,000	02/08/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

28/08/2023 10:46







**Property Type:** House (Res) Agent Comments Indicative Selling Price \$2,900,000 - \$3,190,000 Median House Price Year ending June 2023: \$3,150,000

# **Comparable Properties**



 30-32 Marine Pde SHOREHAM 3916 (REI)
 Agent Comments

 Image: 1
 Image: 2

 Price: \$2,750,000
 Private Sale

 Date: 02/08/2023
 Date: 02/08/2023

Property Type: House Land Size: 3679 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 - Marshall White | P: 03 9822 9999



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