

# 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

57 The Esplanade, North Shore, VIC 3214
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

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 or range between 

\$1,200,000
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 & 

\$1,300,000
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### Median sale price

Median price 

\$ 787,500
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 Property type 

House
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 Suburb 

NORTH SHORE
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Period - From 

12/07/2022
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 to 

11/07/2023
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 Source 

core_logic
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### Comparable property sales

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 eighteen months.

Address of comparable property	Price	Date of sale
1		
2		
3		

This Statement of Information was prepared on: 

12/07/2023
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