

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act, 1980



**28 LAWSON STREET, SURF BEACH, VIC**

3 2 4

**Indicative Selling Price**

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

**Single Price: \$895,000**

## MEDIAN SALE PRICE



**SURF BEACH, VIC, 3922**

**Suburb Median Sale Price (House)**

**\$840,000**

01 July 2022 to 30 June 2023

Provided by:

## COMPARABLE PROPERTIES

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.



**4 BATMAN ST, SURF BEACH, VIC 3922**

3 2 -

**Sale Price**

**\$663,000**

Sale Date: 20/04/2023

Distance from Property: 363m



**22 DOVER ST, SUNDERLAND BAY, VIC 3922**

3 1 1

**Sale Price**

**\$799,000**

Sale Date: 15/04/2023

Distance from Property: 277m



**27A PHILLIP ISLAND RD, SUNDERLAND BAY,**

3 2 2

**Sale Price**

**\$637,500**

Sale Date: 05/04/2023

Distance from Property: 460m



This report has been compiled on 31/07/2023 by First National Real Estate Phillip Island, Property Data Solutions Pty Ltd 2023 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 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 and  
postcode

28 LAWSON STREET, SURF BEACH, VIC 3922

### Indicative selling price

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

Single Price: \$895,000

### Median sale price

Median price \$840,000

Property type

House

Suburb

SURF BEACH

Period 01 July 2022 to 30 June 2023

Source



### Comparable property sales

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
4 BATMAN ST, SURF BEACH, VIC 3922	\$663,000	20/04/2023
22 DOVER ST, SUNDERLAND BAY, VIC 3922	\$799,000	15/04/2023
27A PHILLIP ISLAND RD, SUNDERLAND BAY, VIC 3922	\$637,500	05/04/2023

This Statement of Information was prepared on: 31/07/2023