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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

8/55 Tanner Street Breakwater VIC 3219

2 1 1

Indicative Selling Price

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

Range between $339,000 & $359,000

Median Sale Price

$352,500 Units in Breakwater between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



2/51 Tanner Street Breakwater VIC 3219 Sold Price **$346,000** Sold Date **28-Mar-18**

3 1 1 Distance **0.05km**



3/2 Hamilton Court Breakwater VIC 3219 Sold Price **$355,000** Sold Date **22-May-18**

2 1 1 Distance **0.09km**



307 Boundary Road St Albans Park VIC 3219 Sold Price **$340,000** Sold Date **21-Sep-18**

2 1 2 Distance **1.06km**

RS = Recent sale **UN** = Undisclosed Sale

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