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	1/22 Fellmongers Road, Breakwater, VIC 3219

Indicative selling price

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

Single price		or range between	$369,000	&	$389,000

Median sale price

Median price	$ 350,000	Property type	Unit	Suburb	BREAKWATER
Period - From	21/03/2022	to	20/03/2023	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	2/3-5 Govett Crescent St Albans Park Vic 3219	$440,000	2022-02-03
2	10/37 Chapel Street Whittington Vic 3219	$450,000	2021-10-15
3			

This Statement of Information was prepared on: 21/03/2023

CONSUMER AFFAIRS VICTORIA