

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

61 Bass Meadows Boulevard, St Andrews Beach Vic 3941

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,585,000 Property Type House Suburb St Andrews Beach

Period - From 08/11/2023 to 07/11/2024 Source 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 six 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
1	85 Bass Meadows Blvd ST ANDREWS BEACH 3941	\$1,550,000	28/10/2024
2	167 Bass Meadows Blvd ST ANDREWS BEACH 3941	\$1,541,000	24/09/2024
3			

OR

~~B* 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: 08/11/2024 13:39



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 858 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
08/11/2023 - 07/11/2024: \$1,585,000

Comparable Properties



85 Bass Meadows Blvd ST ANDREWS BEACH 3941 (REI)

Agent Comments

4 3 3

Price: \$1,550,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 854 sqm approx



167 Bass Meadows Blvd ST ANDREWS BEACH 3941 (REI)

Agent Comments

4 2 2

Price: \$1,541,000
Method: Private Sale
Date: 24/09/2024
Property Type: House
Land Size: 971 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.