

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 ZEPHYR COURT, SUNDERLAND BAY, 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:

950,000

### Median sale price

Median price

\$357,500

House

Unit

Suburb

SUNDERLAND BAY

Period

01 January 2017 to 31 December  
2017

Source

pricfinder

### 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 18 months.

Address of comparable property	Price	Date of sale
30 THE ESP, SUNDERLAND BAY, VIC 3922	\$880,000	30/06/2016