



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/141 Phillip Island Road,  
SURF BEACH 3922**

House



3 beds



1 baths



2 parking

### Indicative selling price

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

**Single price \$429,000**

### Median sale price

Median **House** for **SURF BEACH** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$560,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**99 Phillip Island Road,**  
Surf Beach 3922

Price **\$425,000** Sold 20 July  
2017

**161 Phillip Island Road,**  
Surf Beach 3922

Price **\$405,000** Sold 06  
April 2017

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

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Phillip Island

56 - 58 Thompson Avenue,  
Cowes VIC 3922

### Contact agents



**Bec Anderson**  
Ray White

0402 211 823

[bec.anderson@raywhite.com](mailto:bec.anderson@raywhite.com)

**RayWhite**