

## 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

13 Seahaven Way Safety Beach VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$795,000

&

\$865,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Safety Beach

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 26 Seahaven Way Safety Beach VIC 3936 | \$840,000 | 12-Aug-19 |
| 5 Portside Way Safety Beach VIC 3936  | \$810,000 | 30-Oct-19 |
| 8 Portside Way Safety Beach VIC 3936  | \$810,000 | 20-Sep-19 |

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 6 months.~~

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**26 Seahaven Way Safety Beach VIC 3936** Sold Price **\$840,000** Sold Date **12-Aug-19**

4 2 2

Distance **0.1km**



**5 Portside Way Safety Beach VIC 3936** Sold Price **\$810,000** Sold Date **30-Oct-19**

3 2 2

Distance **0.1km**



**8 Portside Way Safety Beach VIC 3936** Sold Price Sold Date **20-Sep-19**

3 2 2

Distance **0.13km**

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

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