

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

9 Narrows Court Safety Beach VIC 3936

Indicative selling price

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

Single Price

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Jan 2019

to

31 Dec 2019

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

2 Davit Court Safety Beach VIC 3936	\$585,000	15-Aug-19
1 Davit Court Safety Beach VIC 3936	\$570,000	13-Jan-20
2 Cordage Close Safety Beach VIC 3936	\$585,000	27-Dec-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.~~

This Statement of Information was prepared on: 14 January 2020



2 Davit Court Safety Beach VIC 3936

2 2 1

Sold Price

RS

\$585,000

Sold Date

15-Aug-19

Distance

0.25km



1 Davit Court Safety Beach VIC 3936

2 2 2

Sold Price

RS

\$570,000

Sold Date

13-Jan-20

Distance

0.3km



2 Cordage Close Safety Beach VIC 3936

2 2 2

Sold Price

RS

\$585,000

Sold Date

27-Dec-19

Distance

0.37km



1 Binnacle Court Safety Beach VIC 3936

2 2 2

Sold Price

\$585,000

Sold Date

15-Oct-19

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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