

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

12 Brindabella Point 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

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

\*House

\*Unit

Suburb

Safety Beach

Period-from

01 Jul 2018

to

30 Jun 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

14 Ragamuffin Point Safety Beach VIC 3936	\$1,500,000	24-Jan-19
19 Helsal Point Safety Beach VIC 3936	\$1,400,000	28-May-19
162 Marine Drive Safety Beach VIC 3936	\$1,650,000	27-Jan-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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### 14 Ragamuffin Point Safety Beach VIC 3936

 - 
  - 
  -

Sold Price

**\$1,500,000**

Sold Date

**24-Jan-19**

Distance

**0.17km**

### 19 Helsal Point Safety Beach VIC 3936

 - 
  - 
  -

Sold Price

**\$1,400,000**

Sold Date

**28-May-19**

Distance

**0.41km**


### 162 Marine Drive Safety Beach VIC 3936

 5 
  - 
  -

Sold Price

**\$1,650,000**

Sold Date

**27-Jan-19**

Distance

**1.04km**

RS = Recent sale

UN = Undisclosed Sale

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