

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

44 Fairway Drive, Safety Beach Vic 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$660,000

&

\$710,000

Median sale price

Median price

\$744,000

House

X

Unit

Suburb

Safety Beach

Period - From

01/10/2016

to

30/09/2017

Source

REIV

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 six 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
1	23 Tassel Rd SAFETY BEACH 3936	\$710,000	21/11/2017
2	31 Country Club Dr SAFETY BEACH 3936	\$700,000	29/05/2017
3	35 Victoria Cr SAFETY BEACH 3936	\$672,000	15/11/2017

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 six months.



3 2 1

Rooms: 6
Property Type: House
Land Size: 659 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$710,000
Median House Price
Year ending September 2017: \$744,000

Comparable Properties



23 Tassel Rd SAFETY BEACH 3936 (REI/VG) **Agent Comments**

3 2 2

Price: \$710,000
Method: Sold Before Auction
Date: 21/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 698 sqm approx



31 Country Club Dr SAFETY BEACH 3936 (REI/VG) **Agent Comments**

3 2 2

Price: \$700,000
Method: Private Sale
Date: 29/05/2017
Rooms: 4
Property Type: House
Land Size: 677 sqm approx



35 Victoria Cr SAFETY BEACH 3936 (REI/VG) **Agent Comments**

3 2 2

Price: \$672,000
Method: Private Sale
Date: 15/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 433 sqm approx