

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 14 Ragamuffin Point, Safety Beach 3936 (vacant land)

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$755,000

House ☒

Suburb Safety Beach

Period - From 01 Dec 2016 to 04 Dec 2017

Source REA

Comparable property sales

- 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.

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Dean McPherson – Mobile: 0412 857 440
Email: dean.mcpherson@nl.com.au

DATE Prepared: 19th December 2017