

# 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 25 CLIPPER QUAY, SAFETY BEACH

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price or range between \$2,150,000 & \$2,350,000

### Median sale price

Median price \$878,000 Property type HOUSE Suburb SAFETY BEACH

Period - From 1/7/2019 to 30/9/2019 Source REIV

### Comparable property sales

- 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. 26 SOVEREIGN POINT, SAFETY BEACH	\$2,200,000	23/09/19
2. 118 CLIPPER QUAY, SAFETY BEACH	\$3,275,000	10/10/19
3. 25 SOVEREIGN POINT, SAFETY BEACH	\$2,475,000	18/10/19

This Statement of Information was prepared on: 18/12/2019