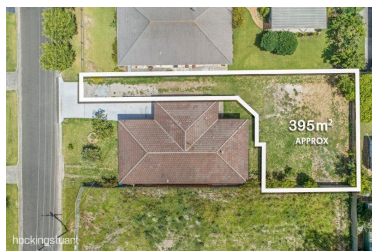


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 DAVIES STREET, SAFETY BEACH, VIC  4  3  2

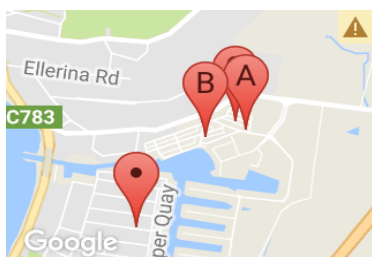
Indicative Selling Price

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

Price Range: \$400,000 to \$440,000

Provided by: Brendan Adams, eview Group Southern Peninsula

MEDIAN SALE PRICE



SAFETY BEACH, VIC, 3936

Suburb Median Sale Price (Vacant Land)

\$448,715

01 October 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



2 THE COVE, SAFETY BEACH, VIC 3936  4  3  2

Sale Price

\$470,000

Sale Date: 25/11/2017

Distance from Property: 992m



23 SPINNAKER TCE, SAFETY BEACH, VIC 3936  3  1  2

Sale Price

\$425,000

Sale Date: 30/11/2017

Distance from Property: 786m



15 DECK TCE, SAFETY BEACH, VIC 3936  -  -  -

Sale Price

\$425,000

Sale Date: 01/12/2017

Distance from Property: 990m



This report has been compiled on 16/04/2018 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

31 DAVIES STREET, SAFETY BEACH, VIC 3936

Indicative selling price

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

Price Range:

\$400,000 to \$440,000

Median sale price

Median price

\$448,715

House

Unit


Suburb

SAFETY BEACH

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
2 THE COVE, SAFETY BEACH, VIC 3936	\$470,000	25/11/2017
23 SPINNAKER TCE, SAFETY BEACH, VIC 3936	\$425,000	30/11/2017
15 DECK TCE, SAFETY BEACH, VIC 3936	\$425,000	01/12/2017