# 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

60 Seaview Avenue Safety Beach VIC 3936

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$890,000	&	\$970,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	dian Price \$785,000		Property type		House		Suburb Safety Beach	
Period-from	01 Feb 2019	to	31 Jan 2	2020	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
4 Patterson Street Safety Beach VIC 3936	\$910,000	05-Oct-19
3 Sunrise Close Safety Beach VIC 3936	\$925,000	06-Dec-19
3 Moonlight Mews Safety Beach VIC 3936	\$870,000	13-Jan-20

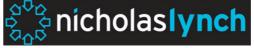
OR

**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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consumer.vic.gov.au



David Cowie

M 0414674963

E david.cowie@nicholaslynch.com.au



4 Patte VIC 39		reet Safety Beach	Sold Price	\$910,000	Sold Date	05-Oct-19
🛱 4 🗎 2 🞧 2				Distance	0.07km	



N Num	3 Sunri 3936	ise Close	e Safety Beach VIC	Sold Price	\$925,000	Sold Date	06-Dec-19
A North Party of the second se	<b>4</b>	3	⇔ 2			Distance	0.16km

		3 Moonlight Mews Safety Beach VIC Sold Price 3936 ☐ 3			<sup>rs</sup> \$870,000 So	old Date	13-Jan-20
È		<b>B</b> 3	2 🚔	⇔ <sup>2</sup>	Dis	stance	0.31km
	6						

#### RS = Recent sale UN = Undisclosed Sale

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