

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

4 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

\$695,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Dec 2018

to

30 Nov 2019

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

2/25 Pickings Road Safety Beach VIC 3936	\$700,000	18-Sep-19
1/37 Seaview Avenue Safety Beach VIC 3936	\$730,000	05-Jul-19

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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**2/25 Pickings Road Safety Beach
VIC 3936**

3 2 2

Sold Price **\$700,000** Sold Date **18-Sep-19**

Distance **0.17km**



**1/37 Seaview Avenue Safety Beach
VIC 3936**

3 2 2

Sold Price **\$730,000** Sold Date **05-Jul-19**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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