

## 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

3 Moonlight Mews Safety Beach VIC 3936

### Indicative selling price

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

Single Price

or range  
between

\$795,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Safety Beach

Period-from

01 Jan 2019

to

31 Dec 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 35 Dusky Drive Safety Beach VIC 3936        | \$868,000 | 03-Nov-19 |
| 30 Seaview Avenue Safety Beach VIC 3936     | \$825,000 | 05-Oct-19 |
| 13 Country Club Drive Safety Beach VIC 3936 | \$805,000 | 12-Sep-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.~~

This Statement of Information was prepared on: 05 January 2020



**GRANGER**

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**35 Dusky Drive Safety Beach VIC 3936**

4 2 2

Sold Price

<sup>RS</sup> **\$868,000** Sold Date **03-Nov-19**

Distance **0.24km**



**30 Seaview Avenue Safety Beach VIC 3936**

3 2 2

Sold Price

**\$825,000** Sold Date **05-Oct-19**

Distance **0.37km**



**13 Country Club Drive Safety Beach VIC 3936**

3 2 2

Sold Price

**\$805,000** Sold Date **12-Sep-19**

Distance **0.96km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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