

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 Blue Moon Rise 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Safety Beach

Period-from

01 Nov 2019

to

31 Oct 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

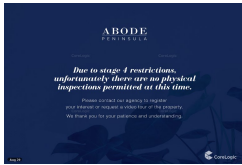
Date of sale

75 Helm Avenue Safety Beach VIC 3936	\$847,500	04-Nov-20
17 Spinnaker Terrace Safety Beach VIC 3936	\$855,000	03-Oct-20
2 Blue Moon Rise Safety Beach VIC 3936	\$895,000	21-Mar-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.~~

This Statement of Information was prepared on: 11 November 2020



75 Helm Avenue Safety Beach VIC 3936

Sold Price

RS

\$847,500

Sold Date **04-Nov-20**

3 2 2

Distance **0.34km**



17 Spinnaker Terrace Safety Beach VIC 3936

Sold Price

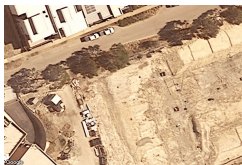
RS

\$855,000

Sold Date **03-Oct-20**

3 2 3

Distance **0.07km**



2 Blue Moon Rise Safety Beach VIC 3936

Sold Price

\$895,000

Sold Date **21-Mar-20**

3 - -

Distance **0.01km**



4/19 Dromana Parade Safety Beach VIC 3936

Sold Price

\$850,000

Sold Date **24-Sep-20**

4 3 2

Distance **3.46km**



41 Helm Avenue Safety Beach VIC 3936

Sold Price

\$840,000

Sold Date **26-Oct-19**

3 2 2

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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