

STATEMENT OF INFORMATION

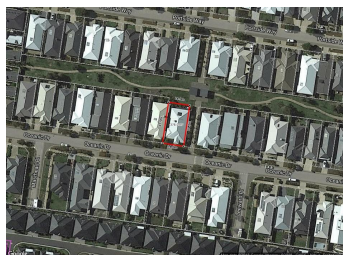
57 OCEANIC DRIVE, SAFETY BEACH, VIC 3936

PREPARED BY JULES ALEXANDER, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



57 OCEANIC DRIVE, SAFETY BEACH, VIC

3 2 2

Indicative Selling Price

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

Price Range:

\$890,000 to \$950,000

Provided by: Jules Alexander, eview Group Southern Peninsula

MEDIAN SALE PRICE



SAFETY BEACH, VIC, 3936

Suburb Median Sale Price (House)

\$765,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



22 KNOTT ST, SAFETY BEACH, VIC 3936

3 2 2

Sale Price

***\$850,000**

Sale Date: 22/02/2018

Distance from Property: 892m



46 SEAVIEW AVE, SAFETY BEACH, VIC

3 2 2

Sale Price

***\$887,500**

Sale Date: 18/01/2018

Distance from Property: 861m



9 COUNTRY CLUB DR, SAFETY BEACH, VIC

3 2 2

Sale Price

***\$960,000**

Sale Date: 22/12/2017

Distance from Property: 805m



This report has been compiled on 16/03/2018 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

57 OCEANIC DRIVE, SAFETY BEACH, VIC 3936

Indicative selling price

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

Price Range:

\$890,000 to \$950,000

Median sale price

Median price

\$765,000

House

X

Unit


Suburb

SAFETY BEACH

Period

01 January 2017 to 31 December 2017

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
22 KNOTT ST, SAFETY BEACH, VIC 3936	*\$850,000	22/02/2018
46 SEAVIEW AVE, SAFETY BEACH, VIC 3936	*\$887,500	18/01/2018
9 COUNTRY CLUB DR, SAFETY BEACH, VIC 3936	*\$960,000	22/12/2017