



GRANGER

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

39 Pickings Road Safety Beach VIC 3936

4 2 2

Indicative Selling Price

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

Range between \$700,000 & \$770,000

Median Sale Price

\$850,000 Houses in Safety beach between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



22 Tonkin Street Safety Beach VIC 3936	Sold Price	\$805,000	Sold Date	22-Oct-18
4 2 1			Distance	0.18km



3/37 Seaview Avenue Safety Beach VIC 3936	Sold Price	\$740,000	Sold Date	10-Dec-18
3 2 2			Distance	0.37km



20 Fairway Drive Safety Beach VIC 3936	Sold Price	\$751,360	Sold Date	07-Oct-18
4 2 2			Distance	0.78km

RS = Recent sale

UN = Undisclosed Sale

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