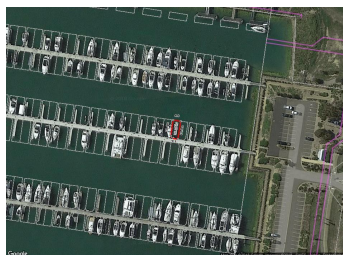


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5197 MARTHA COVE WATER WAY,

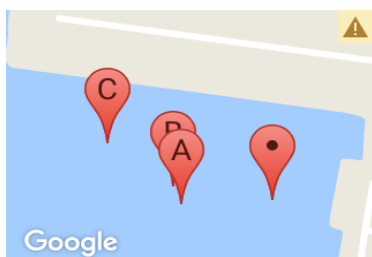


Indicative Selling Price

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

Price Range: \$165,000 to \$185,000

MEDIAN SALE PRICE



SAFETY BEACH, VIC, 3936

Suburb Median Sale Price (Other)

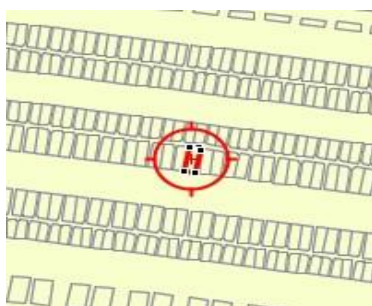
\$185,000

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.



5123 ISLAND DR, SAFETY BEACH, VIC 3936

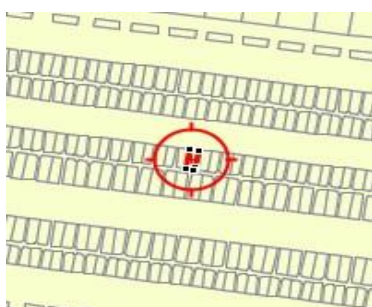


Sale Price

\$215,000

Sale Date: 20/09/2017

Distance from Property: 74m



5182 ISLAND DR, SAFETY BEACH, VIC 3936

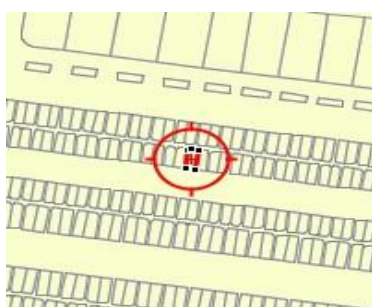


Sale Price

\$170,000

Sale Date: 26/09/2017

Distance from Property: 81m



5238 MARTHA COVE WATER WAY, SAFETY



Sale Price

\$170,000

Sale Date: 26/09/2017

Distance from Property: 143m



This report has been compiled on 14/03/2018 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

5197 MARTHA COVE WATER WAY, SAFETY BEACH, VIC 3936

Indicative selling price

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

Price Range:

\$165,000 to \$185,000

Median sale price

Median price

\$185,000

House

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
5123 ISLAND DR, SAFETY BEACH, VIC 3936	\$215,000	20/09/2017
5182 ISLAND DR, SAFETY BEACH, VIC 3936	\$170,000	26/09/2017
5238 MARTHA COVE WATER WAY, SAFETY BEACH, VIC 3936	\$170,000	26/09/2017