

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

1 Patterson Street 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Sep 2019

to

31 Aug 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

7 Knott Street Safety Beach VIC 3936	\$750,000	15-Jul-20
26 Knott Street Safety Beach VIC 3936	\$775,000	01-Jul-20
2 Dale Avenue Safety Beach VIC 3936	\$701,100	12-Jun-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: 18 September 2020



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7 Knott Street Safety Beach VIC 3936

4 2 3

Sold Price **\$750,000** Sold Date **15-Jul-20**

Distance **0.33km**



26 Knott Street Safety Beach VIC 3936

3 2 2

Sold Price **\$775,000** Sold Date **01-Jul-20**

Distance **0.36km**



2 Dale Avenue Safety Beach VIC 3936

3 2 4

Sold Price **\$701,100** Sold Date **12-Jun-20**

Distance **1.46km**

RS = Recent sale **UN** = Undisclosed Sale

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