

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 A101/83 Spinnaker Terrace, Safety Beach

Indicative selling price

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

Single price or range between \$1,325,000 & \$1,450,000

Median sale price

Median price \$915,000 Property type Unit Suburb Safety Beach

Period - From 1/1/2022 to 31/3/2022 Source REIV

Comparable property sales

- A. 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
1. 107/11 Sharpley Avenue, Safety Beach	\$1,800,000	Jan 2022
2. 102/11 Sharpley Avenue, Safety Beach	\$1,666,700	Feb 2022
3. 203/11 Sharpley Avenue, Safety Beach	\$1,300,000	Feb 2022

This Statement of Information was prepared on: July 2022