



Matt Carroll

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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

12 Dusky Drive Safety Beach VIC 3936

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median Sale Price

\$805,000 Houses in Safety beach between Sep 2017 - Aug 2018

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.



**11 Lansell Avenue Safety Beach VIC 3936**

5 2 2

Sold Price

**\$900,000**

Sold Date

**02-Apr-18**

Distance

**0.22km**



**166 Clipper Quay Safety Beach VIC 3936**

4 2 2

Sold Price

**\$895,000**

Sold Date

**09-May-18**

Distance

**0.64km**



**30 Oceanic Drive Safety Beach VIC 3936**

4 2 2

Sold Price

**\$990,000**

Sold Date

**22-May-18**

Distance

**0.65km**

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