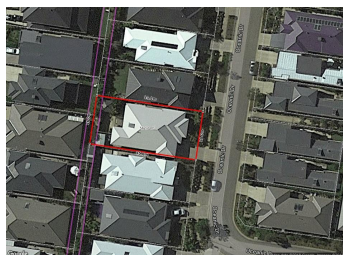


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 OCEANIC DRIVE, SAFETY BEACH, VIC

4 2 2

Indicative Selling Price

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

Price Range: \$990,000 to 1,080,000

MEDIAN SALE PRICE



SAFETY BEACH, VIC, 3936

Suburb Median Sale Price (House)

\$760,000

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.



6 RYMER AVE, SAFETY BEACH, VIC 3936

4 2 2

Sale Price

\$1,021,000

Sale Date: 19/12/2017

Distance from Property: 220m



132 RYMER AVE, SAFETY BEACH, VIC 3936

4 2 2

Sale Price

****\$905,000**

Sale Date: 22/11/2017

Distance from Property: 1km



30 RYMER AVE, SAFETY BEACH, VIC 3936

4 2 2

Sale Price

\$880,000

Sale Date: 03/11/2017

Distance from Property: 115m



This report has been compiled on 23/02/2018 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

30 OCEANIC DRIVE, SAFETY BEACH, VIC 3936

Indicative selling price

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

Price Range:

\$990,000 to 1,080,000

Median sale price

Median price

\$760,000

House

X

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
6 RYMER AVE, SAFETY BEACH, VIC 3936	\$1,021,000	19/12/2017
132 RYMER AVE, SAFETY BEACH, VIC 3936	**\$905,000	22/11/2017
30 RYMER AVE, SAFETY BEACH, VIC 3936	\$880,000	03/11/2017