

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 38a Davies street, Safety Beach 3936

Indicative selling price

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

Range between \$ 790,000 & \$860,000

Median sale price

Median price \$ 775,000 House Suburb Safety Beach

Period - From 01 Mar 2017 to 05 Mar 2018 Source REA

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
22 Knott Street, Safety Beach 3936	\$850,000	22 Feb 2018
23 Hamilton Street, Safety Beach 3936	\$780,000	27 Jan 2018
38 Spinnaker Terrace, Safety Beach 3936	\$825,000	8 Jan 2018

Property offered for sale by

Agent Name and
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