

## 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

12 Omuna Court Safety Beach VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Safety Beach

Period-from

01 Jul 2019

to

30 Jun 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

10 Omuna Court Safety Beach VIC 3936	\$1,400,000	29-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: 03 July 2020

Jarod Joseph  
P (03) 5971 0300  
M 0427 051 084  
E jarod.joseph@eview.com.au

**Current Inspection Policy.**

At eview Group, we believe in transparency and honesty. We have implemented the following measures to ensure the safety of our clients and the integrity of our data.

**Inspection of 200+ properties**  
We have implemented a strict inspection process to ensure the accuracy of our data.

**Please don't feel the need to inspect**  
We have implemented a strict inspection process to ensure the accuracy of our data.

**Please adhere to all safety measures**  
We have implemented a strict inspection process to ensure the accuracy of our data.

We will not be able to provide a full inspection of the property until the inspection is complete. You are expected to be in the property for the inspection. Please don't feel the need to inspect. We will be able to provide a full inspection of the property until the inspection is complete. You are expected to be in the property for the inspection. Please don't feel the need to inspect.

Thank you for your cooperation and support. We will be able to provide a full inspection of the property until the inspection is complete. You are expected to be in the property for the inspection. Please don't feel the need to inspect.

**Susan Clavin**  
real estate  
CoreLogic

**10 Omuna Court Safety Beach VIC 3936**

**Sold Price** <sup>RS</sup> **\$1,400,000** **Sold Date** **29-Jun-20**

**Distance** **0.02km**

**4** **3** **4**

RS = Recent sale UN = Undisclosed Sale

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