

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 6/5 Frank Street, Safety Beach 3936

Indicative selling price

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

Single price \$700,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$680,000

*Unit X

Suburb Safety Beach

Period - From April 2016

to April 2017

Source www.realestate.com.au

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 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) 5/5 Frank Street, Safety Beach | \$700,000 | 04 / 01 / 2017 |
| 2) 4/83 Dromana Parade, Safety Beach | \$745,000 | 23 / 12 / 2017 |
| 3) 2/115 Dromana Parade, Safety Beach | \$645,000 | 02 / 09 / 2017 |

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 six months.