

## 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

14 Lake View Lane 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

\$850,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$782,500

Property type

House

Suburb

Safety Beach

Period-from

01 Apr 2019

to

31 Mar 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 35 Dusky Drive Safety Beach VIC 3936    | \$868,000 | 03-Nov-19 |
| 14 Moonlight Mews Safety Beach VIC 3936 | \$890,000 | 26-Jan-20 |
| 3 Moonlight Mews Safety Beach VIC 3936  | \$870,000 | 13-Jan-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: 10 April 2020



**GRANGER**

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**35 Dusky Drive Safety Beach VIC 3936**

4 2 2

Sold Price

**\$868,000**

Sold Date

**03-Nov-19**

Distance

**0.97km**



**14 Moonlight Mews Safety Beach VIC 3936**

4 2 2

Sold Price

**\$890,000**

Sold Date

**26-Jan-20**

Distance

**1.1km**



**3 Moonlight Mews Safety Beach VIC 3936**

4 2 2

Sold Price

**\$870,000**

Sold Date

**13-Jan-20**

Distance

**1.14km**

RS = Recent sale

UN = Undisclosed Sale

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