

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

BERTH LOT 5169 MARTHA COVE WATERWAY, SAFETY BEACH

Indicative selling price

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

Single price \$177,500

or range between

&

Median sale price

Median price

N/A

Property type

BERTH

Suburb

SAFETY BEACH

Period - From

01/07/2019

to

30/09/2019

Source

REIV

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. BERTH LOT 5301 MARTHA COVE WATERWAY, SAFETY BEACH	\$ 185,000	13/01/2020
2. BERTH LOT 5302 MARTHA COVE WATERWAY, SAFETY BEACH	\$ 185,000	13/01/2020
3. BERTH LOT 88 MARTHA COVE WATERWAY, SAFETY BEACH	\$ 250,000	21/01/2020

This Statement of Information was prepared on: 17/03/2020