



# Warlimont & Nutt

PENINSULA REAL ESTATE  
SINCE 1952

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

#### Property offered for sale

36 Fairway Drive, 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)

Single price \$ or range between **\$650,000** and **\$680,000**

#### Median sale price

Median price \$ **789,000** Suburb **Safety Beach, VIC**  
Property Type **House** Source **CoreLogic Professional**  
Time period from **May 2017** to **April 2018**

#### 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
1 44 Fairway Drive, Safety Beach	\$675,000	9/2/18
2 57 Palm Tree Drive, Safety Beach	\$715,000	6/4/18
3 5 Palm Vista Drive, Safety Beach	\$750,000	20/3/18

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.*