



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

Address 31a Iluka Street, Safety beach

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range: \$375,000 - \$395,000

Median sale price

Median price \$ **837,500** Suburb **Safety Beach, VIC**
Property Type **House** Source **CoreLogic Professional**
Time period from **December 2017** to **December 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 20 Deck Terrace, Safety Beach	\$370,000	August 2018
2 35 Helm Avenue, Safety Beach	\$375,000	June 2018
3 31a Davies Street, Safety Beac	\$320,000	August 2018