

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 32 Hamilton Street, Safety Beach 3936

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$715,000 House ☒ Suburb Safety Beach

Period - From 1 August 2016 to 28 August 2017 Source REA

Comparable property

- 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. 62 Rymer Ave Safety Beach	\$955,000	08/06/2017
2. 90 Seaview Ave Safety Beach	\$1,020,000	17/07/017
3. 1/321 Dromana Parade, Safety Beach	\$ 990,000	21/06/2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
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DATE Prepared: 4th September 2017