

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

9 Evans Street Safety Beach VIC 3936

Indicative selling price

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

Single Price

\$3,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$932,500

Property type

House

Suburb

Safety Beach

Period-from

01 Nov 2020

to

31 Oct 2021

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

138 Bradford Road Mount Martha VIC 3934	\$3,000,000	01-Jun-21
270 Esplanade Mount Martha VIC 3934	\$3,050,000	21-Jan-21

OR

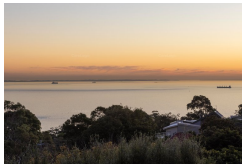
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 08 November 2021

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138 Bradford Road Mount Martha VIC 3934

 3  2  3

Sold Price

\$3,000,000

Sold Date

01-Jun-21

Distance

0.98km



270 Esplanade Mount Martha VIC 3934

 3  1  2

Sold Price

\$3,050,000

Sold Date

21-Jan-21

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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