

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 3 SHARPLEY AVENUE, SAFETY BEACH

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,685,000

or range between

&

**Median sale price**

Median price \$739,000

Property type HOUSE

Suburb SAFETY BEACH

Period - From 1/10/2019

to

31/12/2019

Source REIV

**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. 7 SHARPLEY AVENUE, SAFETY BEACH	\$1,810,000	October 2019
2. 25 CLIPPER QUAY, SAFETY BEACH	\$2,250,000	January 2020
3. 23 SOVEREIGN POINT, SAFETY BEACH	\$2,295,000	January 2020

This Statement of Information was prepared on: 25/05/2020