

## 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

4 Patterson Street 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Safety Beach

Period-from

01 Sep 2018

to

31 Aug 2019

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

7 Mariner Place Safety Beach VIC 3936	\$915,000	29-Apr-19
23 Mariner Place Safety Beach VIC 3936	\$875,000	19-Jun-19
95 Dromana Parade Safety Beach VIC 3936	\$950,000	21-Jul-19

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: 21 September 2019



**GRANGER**

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**7 Mariner Place Safety Beach VIC 3936**

Sold Price

**\$915,000**

Sold Date

**29-Apr-19**

4 2 2

Distance

**2.1km**



**23 Mariner Place Safety Beach VIC 3936**

Sold Price

**\$875,000**

Sold Date

**19-Jun-19**

3 2 2

Distance

**2.07km**



**95 Dromana Parade Safety Beach VIC 3936**

Sold Price

**\$950,000**

Sold Date

**21-Jul-19**

4 2 2

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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