

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

33 Coveside Avenue, Safety Beach Vic 3936

Indicative selling price

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

Range between \$755,000

&

\$810,000

Median sale price

Median price \$807,500

House

X

Unit

Suburb Safety Beach

Period - From 01/04/2017

to

30/06/2017

Source REIV

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 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	71 Tonkin St SAFETY BEACH 3936	\$850,000	31/05/2017
2	5 Somerset PI SAFETY BEACH 3936	\$810,000	27/03/2017
3	8 Dusky Dr SAFETY BEACH 3936	\$735,000	20/04/2017

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 six months.~~

33 Covese Avenue, Safety Beach Vic 3936



Kerryn Mountain CAR REIV
5987 2800
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kerryn@mjross.com.au

Indicative Selling Price
\$755,000 - \$810,000
Median House Price
June quarter 2017: \$807,500



4 bedrooms - 2 bathrooms - 2 cars

Rooms:
Property Type: House (Res)
Land Size: 773 sqm approx
Agent Comments

Comparable Properties



71 Tonkin St SAFETY BEACH 3936 (REI)

Agent Comments

4 bedrooms - 2 bathrooms - 4 cars

Price: \$850,000
Method: Private Sale
Date: 31/05/2017
Rooms: 7
Property Type: House
Land Size: 845 sqm approx



5 Somerset Pl SAFETY BEACH 3936 (VG)

Agent Comments

3 bedrooms - 1 bathroom - 1 car

Price: \$810,000
Method: Sale
Date: 27/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 692 sqm approx



8 Dusky Dr SAFETY BEACH 3936 (REI/VG)

Agent Comments

3 bedrooms - 1 bathroom - 2 cars

Price: \$735,000
Method: Private Sale
Date: 20/04/2017
Rooms: 5
Property Type: House
Land Size: 625 sqm approx