

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 **43 Pickings Road, Safety Beach**

Indicative selling price

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

Price range: **\$620,000-\$650,000**

Median sale price

Median price \$	830,000	Suburb	Safety Beach, VIC
Property Type	House	Source	CoreLogic Professional
Time period from	March 2018 to Mar 2019		

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 4 Palm Tree Drive, Safety Beach	\$860,000	11/3/19
2 9 Pickings Road, Safety Beach	\$750,000	28/2/19
3 18 Hamilton Street, Safety Beach	\$700,000	08/3/19

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 six months.*