

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

1 Walter 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

or range
between

\$575,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Safety Beach

Period-from

01 Nov 2018

to

31 Oct 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

31 Watson Avenue Dromana VIC 3936	\$591,200	01-Oct-19
23 Brian Street Safety Beach VIC 3936	\$572,000	11-Sep-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: 19 November 2019



31 Watson Avenue Dromana VIC 3936

3 1 1

Sold Price

\$591,200

Sold Date

01-Oct-19

Distance

0.2km



23 Brian Street Safety Beach VIC 3936

3 1 1

Sold Price

\$572,000

Sold Date

11-Sep-19

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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