



Warlimont & Nutt

PENINSULA REAL ESTATE
SINCE 1952

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 **34/113 Country Club Drive, Safety Beach Vic 3936**

Indicative selling price

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

Price range **\$495,000 - \$535,000**

Median sale price

Median price	\$650,000	Suburb	Safety Beach Vic 3936
Property Type	House	Source	realestate.com.au
Time period from	September 2017 to August 2018		

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. 13/113 Country Club Drive, Safety Beach Vic 3936 (2 Bedrooms)	\$490,000	05 / 05 / 2018
2. 1/113 Country Club Drive, Safety Beach Vic 3936 (2 Bedrooms)	\$489,500	05 / 09 / 2018
3. 28a/113 Country Club Drive, Safety Beach Vic 3936 (2 Bedrooms)	\$468,500	07 / 09 / 2018