

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$630,000 & \$690,000

Median sale price

(*Delete house or unit as applicable)

Median price \$735,000 *House x *unit Suburb or locality Safety Beach
Period - From October 16 to October 17 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 8 Palm Tree Drive, Safety Beach	\$780,000	30/08/2017
2. 2 Seaview Avenue, Safety Beach	\$735,000	22/07/2017
3. 33A Victoria Crescent, Safety Beach	\$630,000	13/07/2017