

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

35 Dusky Drive 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

\$825,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Safety Beach

Period-from

01 Oct 2018

to

30 Sep 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

30 Seaview Avenue Safety Beach VIC 3936	\$825,000	11-Oct-19
4 Patterson Street Safety Beach VIC 3936	\$910,000	11-Oct-19
26 Rymer Avenue Safety Beach VIC 3936	\$852,500	25-May-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.~~

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30 Seaview Avenue Safety Beach VIC 3936

3 2 2

Sold Price

^{RS}

\$825,000

Sold Date

11-Oct-19

Distance

0.13km



4 Patterson Street Safety Beach VIC 3936

4 2 2

Sold Price

^{RS}

\$910,000

Sold Date

11-Oct-19

Distance

0.31km



26 Rymer Avenue Safety Beach VIC 3936

3 2 2

Sold Price

\$852,500

Sold Date

25-May-19

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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