

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

1/3 Knott 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Land

Suburb

Safety Beach

Period-from

01 Nov 2019

to

31 Oct 2020

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

111 Rymer Avenue Safety Beach VIC 3936	\$1,200,000	09-Jul-20
6 The Cove Safety Beach VIC 3936	\$1,175,000	27-Feb-20

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: 27 November 2020



111 Rymer Avenue Safety Beach VIC 3936 Sold Price **\$1,200,000** Sold Date **09-Jul-20**

 4  3  3

Distance **0.32km**



6 The Cove Safety Beach VIC 3936 Sold Price **\$1,175,000** Sold Date **27-Feb-20**

 4  3  2

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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