



## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

40 Thurloo Drive Safety Beach VIC 3936

3 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$860,000

### Median Sale Price

\$860,751 Houses in Safety beach between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**58 Bruce Road Safety Beach VIC 3936**

2 2 1

Sold Price

**\$801,000**

Sold Date

**19-Oct-18**

Distance

**0.26km**



**45 Tonkin Street Safety Beach VIC 3936**

4 2 2

Sold Price

**\$810,000**

Sold Date

**07-Aug-18**

Distance

**1.2km**



**82 Palm Tree Drive Safety Beach VIC 3936**

3 2 2

Sold Price

**\$850,000**

Sold Date

**05-Oct-18**

Distance

**1.66km**

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