

# 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 A202/83 SPINNAKER TERRACE, SAFETY BEACH, 3936

### Indicative selling price

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

Single price \$997,500

or range between \$\*

&

\$

### Median sale price

Median price \$527,500

Property type Unit

Suburb SAFETY BEACH

Period - From 1/04/2019

to

30/06/2019

Source REIV

### 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. C204/83 SPINNAKER TERRACE, SAFETY BEACH	\$880,000	6/04/2019
2. B101/83 SPINNAKER TERRACE, SAFETY BEACH	\$1,000,000	25/04/2019
3. 71 SPINNAKER TERRACE, SAFETY BEACH	\$1,335,000	24/05/2019

This Statement of Information was prepared on: 9/10/2019