

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/25 Hamilton Street Safety Beach

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$ 820,000 & \$ 900,000

Median sale price

Median price \$800,000 House ☒ Suburb Safety Beach

Period - From Aug 2017 to Jul 2018 Source Corelogic

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
88 Seaview Avenue Safety Beach	\$990,000	21/4/18
15 Seahaven Way Safety Beach	\$890,000	06/6/18
14 Seahaven Way Safety Beach	\$880,000	09/7/18

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Dean McPherson – Mobile: 0412 857 440
dean.mcpherson@nl.com.au

DATE Prepared: 14th August 2018