

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 10 Whipstaff Lane, 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 \$ 690,000 & \$750,000

Median sale price

Median price \$ 702,500 *House *Unit Suburb Safety Beach, VIC
Period - From Sep 2016 to Aug 2017 Source RP Data

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
1. 5 Cringle Place, Safety Beach	\$665,000	29 / 04 / 2017
2. 52 Helm Avenue, Safety Beach	\$666,000	31 / 08 / 2017