

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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 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	84 Seaview Av SAFETY BEACH 3936	\$800,000	18/11/2017
2	21 Dusky Dr SAFETY BEACH 3936	\$800,000	02/11/2017
3	24 Golf Course La SAFETY BEACH 3936	\$780,000	13/07/2017

**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 six months.

Joel Hood  
 5971 0300  
 0429 886 188  
 joel.hood@eview.com.au

**Indicative Selling Price**  
 \$750,000 - \$825,000  
**Median House Price**  
 Year ending September 2017: \$744,000



**Rooms:**  
**Property Type:**  
 Agent Comments

## Comparable Properties

**84 Seaview Av SAFETY BEACH 3936 (REI)** Agent Comments



**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx



**21 Dusky Dr SAFETY BEACH 3936 (REI)** Agent Comments



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 02/11/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx



**24 Golf Course La SAFETY BEACH 3936 (REI)** Agent Comments



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 13/07/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 720 sqm approx