

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

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	8 Golf Course Circle, Safety Beach Vic 3936				

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquo	oting
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Range between	\$750,000	&	\$825,000
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Median sale price

Median price	\$744,000	Hou	use X	Unit		Sub	ourb Safety Beach
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

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.

Add	dress 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.

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





Comparable Properties

84 Seaview Av SAFETY BEACH 3936 (REI)

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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)

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Price: \$800,000 Method: Private Sale Date: 02/11/2017 Rooms: 6

Property Type: House (Res) Land Size: 611 sqm approx

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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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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