

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

Lot 1, 164 Marine Drive, Safety Beach VIC 3936
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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 \$ 1,150,000 & \$1,200,000

Median sale price

Median price \$ 675,000 *House *Unit Suburb Safety Beach

Period - From June 2016 to June 2017 Source RP Data

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. 174 Dromana Parade, Safety Beach	\$ 1,050,000	13 / 04 / 2017
2. 114 Marine Drive, Safety Beach	\$ 1,320,000	22 / 04 / 2017
3. 2 Seaspray Close, Safety Beach	\$ 1,835,000	20 / 04 / 2017