

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

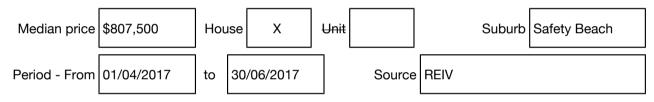
Address Including suburb and postcode	2 Sovereign Point, Safety Beach Vic 3936

Indicative selling price

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

Range between	\$1,780,000	&	\$1,880,000	
				1

Median sale price



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	1 Clipper Quay SAFETY BEACH 3936	\$2,000,000	18/05/2017
2	21 Evans St SAFETY BEACH 3936	\$1,900,000	26/03/2017
3	2 Seaspray CI SAFETY BEACH 3936	\$1,835,000	20/04/2017

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.

Account - M J Ross & Co | P: 5987 2800 | F: 5981 4000

propertydata

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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. 2 Sovereign Point, Safety Beach Vic 3936





Rooms: Property Type: Land Land Size: 697 sqm approx Agent Comments Jenny Wegner CAR REIV 5987 2800 0466 994 662 jenny@mjross.com.au

Indicative Selling Price \$1,780,000 - \$1,880,000 Median House Price June quarter 2017: \$807,500

Comparable Properties

1 Clipper Quay SAFETY BEACH 3936 (REI) 5 4 5 3 Price: \$2,000,000 Method: Private Sale Date: 18/05/2017 Rooms: 10 Property Type: House (Res) Land Size: 709 sqm approx	Agent Comments
21 Evans St SAFETY BEACH 3936 (REI) 21 Evans St SAFETY BEACH 3936 (REI) 21 Evans St SAFETY BEACH 3936 (REI) 22 Price: \$1,900,000 Method: Private Sale Date: 26/03/2017 Rooms: 9 Property Type: House (Res) Land Size: 596 sqm approx	Agent Comments
2 Seaspray CI SAFETY BEACH 3936 (REI) 4 4 2 Price: \$1,835,000 Method: Private Sale Date: 20/04/2017 Rooms: 12 Property Type: House (Res) Land Size: 581 sqm approx	Agent Comments

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