

Jenny Wegner CAR REIV  
5987 2800  
0466 994 662  
jenny@mjross.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

2 Sovereign Point, Safety Beach Vic 3936

#### Indicative selling price

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

Range between

\$1,780,000

&

\$1,880,000

#### Median sale price

Median price \$807,500

House

X

Unit

Suburb Safety Beach

Period - From

01/04/2017

to

30/06/2017

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.

	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 Cl 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.~~

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



**Rooms:**  
**Property Type:** Land  
**Land Size:** 697 sqm approx  
**Agent Comments**

## Comparable Properties



**1 Clipper Quay SAFETY BEACH 3936 (REI)** **Agent Comments**



**Price:** \$2,000,000  
**Method:** Private Sale  
**Date:** 18/05/2017  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 709 sqm approx



**21 Evans St SAFETY BEACH 3936 (REI)** **Agent Comments**



**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 26/03/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 596 sqm approx



**2 Seaspray Ct SAFETY BEACH 3936 (REI)** **Agent Comments**



**Price:** \$1,835,000  
**Method:** Private Sale  
**Date:** 20/04/2017  
**Rooms:** 12  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx