

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and postcode

Lots 1-57, 184 Marine Drive, Safety Beach VIC 3936 – “La Mer” Martha Cove

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price
Type A	\$ 780,000
Type D – Lots 33, 36, 37, 38	\$ 810,000
Type D – Lots 9, 12, 13, 14, 15, 16, 17	\$ 800,000
Type C.1	\$ 840,000
Type C.2	\$ 820,000

Additional entries may be included or attached as required.

Suburb house median sale price

Median price

\$665,000

 Suburb

Safety Beach VIC 3936

Period - From

Feb 2016

 To

Jan 2017

 Source

Rp Data and Database of Past Sales

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Type A	1 Lot 3001, 184 Marine Drive, Safety Beach – Type A	\$ 780,000	5 / 3 / 2017
	2 Lot 3003, 184 Marine Drive, Safety Beach – Type A	\$ 780,000	13 / 3 / 2017
	3 Lot 3054, 184 Marine Drive, Safety Beach – Type A	\$ 780,000	7 / 4 / 2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Type D	1 Lot 3002, 184 Marine Drive, Safety Beach – Type A	\$ 780,000	14 / 3 / 2017
	2 Lot 3031, 184 Marine Drive, Safety Beach – Type D	\$ 781,000	03 / 5 / 2017
	3 Lot 3042, 184 Marine Drive, Safety Beach – Type B	\$ 820,000	5 / 3 / 2017

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Type C	1 Lot 3030, 184 Marine Drive, Safety Beach – Type C	\$ 820,000	5 / 3 / 2017
	2 Lot 3026, 184 Marine Drive, Safety Beach – Type B	\$ 820,000	27 / 4 / 2017
	3 Lot 3050, 184 Marine Drive, Safety Beach – Type C	\$ 785,000	5 / 4 / 2017