



Warlimont & Nutt

PENINSULA REAL ESTATE
SINCE 1952

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 20 Hamilton Street, Safety Beach

Indicative selling price

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

Single price \$ - or range between \$1,000,000 and \$1,100,000

Median sale price

Median price \$ **880,000** Suburb **Safety Beach, VIC**
Property Type **House** Source **CoreLogic Professional**
Time period from **July 2017 to July 2018**

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	19 Hamilton Street, Safety Beach	\$1,150,000	17 April 2018
2	17 Seaview Avenue, Safety Beach	\$1,060,000	8 April 2018
3	34 Victoria Street, Safety Beach	\$1,015,000	30 January 2018