

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

72 Rymer Avenue Safety Beach VIC 3936

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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

*House

X

*Unit

Suburb

Safety Beach

Period-from

01 May 2018

to

30 Apr 2019

Source

Corelogic

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

18 Hamilton Street Safety Beach VIC 3936	\$697,300	01-Mar-19
29 Tassel Road Safety Beach VIC 3936	\$660,000	23-Oct-18
8 Dale Avenue Safety Beach VIC 3936	\$780,000	15-Aug-18

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.~~

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18 Hamilton Street Safety Beach VIC 3936

 3  2  2

Sold Price **\$697,300** Sold Date **01-Mar-19**

Distance **0.29km**



29 Tassel Road Safety Beach VIC 3936

 2  1  2

Sold Price **\$660,000** Sold Date **23-Oct-18**

Distance **1.2km**



8 Dale Avenue Safety Beach VIC 3936

 3  2  2

Sold Price **\$780,000** Sold Date **15-Aug-18**

Distance **1.63km**

RS = Recent sale UN = Undisclosed Sale

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