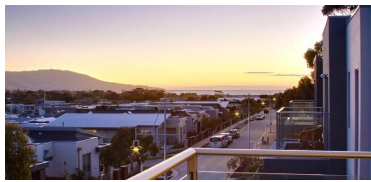


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



74A HELM AVENUE, SAFETY BEACH, VIC  4  3  2

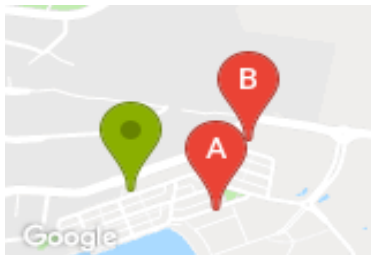
Indicative Selling Price

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

Price Range: **\$750,000 to \$800,000**

Provided by: Marie Anderson, Impact Realty Group

MEDIAN SALE PRICE



SAFETY BEACH, VIC, 3936

Suburb Median Sale Price (Unit)

\$600,000

01 October 2017 to 30 September 2018

Provided by: 

COMPARABLE PROPERTIES

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.



26 WHIPSTAFF LANE, SAFETY BEACH, VIC 3936  4  2  2

Sale Price

***\$720,000**

Sale Date: 10/11/2017

Distance from Property: 434m



1 THE COVE, SAFETY BEACH, VIC 3936  3  2  2

Sale Price

****\$800,000**

Sale Date: 08/06/2018

Distance from Property: 286m 



24 WHIPSTAFF LANE, SAFETY BEACH, VIC 3936  3  2  2

Sale Price

\$742,000

Sale Date: 25/01/2018

Distance from Property: 419m 

This report has been compiled on 25/10/2018 by Impact Realty Group. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

74A HELM AVENUE, SAFETY BEACH, VIC 3936

Indicative selling price

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

Price Range: \$750,000 to \$800,000

Median sale price

Median price

\$600,000

House

Unit

X

Suburb

SAFETY BEACH

Period

01 October 2017 to 30 September 2018

Source



Comparable property sales

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
26 WHIPSTAFF LANE, SAFETY BEACH, VIC 3936	*\$720,000	10/11/2017
1 THE COVE, SAFETY BEACH, VIC 3936	**\$800,000	08/06/2018
24 WHIPSTAFF LANE, SAFETY BEACH, VIC 3936	\$742,000	25/01/2018