

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

20 Portside Way 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

\$810,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

*House

X

*Unit

Suburb

Safety Beach

Period-from

01 Jul 2018

to

30 Jun 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 6 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

13 Portside Way Safety Beach VIC 3936	\$810,000	31-May-19
1B Davies Street Safety Beach VIC 3936	\$880,000	10-Jul-19
65 Helm Avenue Safety Beach VIC 3936	\$825,000	29-Oct-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 6 months.~~

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13 Portside Way Safety Beach VIC 3936

4 2 2

Sold Price

^{RS} **\$810,000**

Sold Date

31-May-19

Distance

0.07km



1B Davies Street Safety Beach VIC 3936

3 2 2

Sold Price

^{RS} **\$880,000**

Sold Date

10-Jul-19

Distance

0.94km



65 Helm Avenue Safety Beach VIC 3936

3 2 2

Sold Price

\$825,000

Sold Date

29-Oct-18

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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