

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

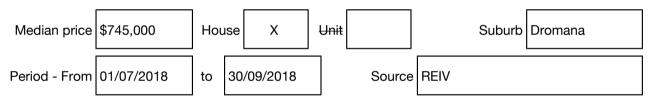
2/68 Williams Street, Dromana Vic 3936

#### Indicative selling price

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

Single price \$730,000

#### Median sale price



#### 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
1	37 Oceanic Dr SAFETY BEACH 3936	\$745,000	01/08/2018
2	18 Fairway La SAFETY BEACH 3936	\$745,000	28/06/2018
3	12 Mason Av SAFETY BEACH 3936	\$735,000	01/09/2018

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.

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177

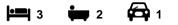
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$730,000 Median House Price September quarter 2018: \$745,000

## **Comparable Properties**

	37 Oceanic Dr SAFETY BEACH 3936 (VG)	Agent Comments
	<b>  </b> 3 <b> </b> - <b> </b>	
	Price: \$745,000	_
	Method: Sale	
	Date: 01/08/2018	
	Rooms: -	
	Property Type: House (Res) Land Size: 307 sqm approx	
	18 Fairway La SAFETY BEACH 3936 (VG)	Agent Comments
	<b>  </b> 3 <b> </b> - <b> </b>	
	Price: \$745,000	_
	Method: Sale	
	Date: 28/06/2018	
	Rooms: -	
	Property Type: House (Res) Land Size: 720 sqm approx	
	12 Mason Av SAFETY BEACH 3936 (REI/VG)	Agent Comments
	<b>1</b> 3 <b>1</b> 2 <b>1</b>	
	Price: \$735,000	
and the second second	Method: Auction Sale	
	Date: 01/09/2018	
	Rooms: -	
	Property Type: House	

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Land Size: 218 sqm approx

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