

## 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

1 Macks Place Safety Beach VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Safety Beach

Period-from

01 Oct 2018

to

30 Sep 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

7 Fleming Street Safety Beach VIC 3936	\$685,000	23-Apr-19
23 Mariner Place Safety Beach VIC 3936	\$875,000	19-Jun-19
2A Morgan Court Safety Beach VIC 3936	\$775,000	07-Aug-19

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.~~

This Statement of Information was prepared on: 15 October 2019



**7 Fleming Street Safety Beach VIC 3936**

Sold Price

**\$685,000**

Sold Date

**23-Apr-19**

3 2 2

Distance

**0.15km**



**23 Mariner Place Safety Beach VIC 3936**

Sold Price

**\$875,000**

Sold Date

**19-Jun-19**

3 2 2

Distance

**0.17km**



**2A Morgan Court Safety Beach VIC 3936**

Sold Price

**\$775,000**

Sold Date

**07-Aug-19**

3 2 1

Distance

**0.76km**

RS = Recent sale

UN = Undisclosed Sale

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