

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

4 Moonlight Mews, Safety Beach Vic 3936

Indicative selling price

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

Range between

\$790,000

&

\$840,000

Median sale price

Median price

\$827,500

House

X

Unit

Suburb

Safety Beach

Period - From

01/10/2017

to

30/09/2018

Source

REIV

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	7 Twilight PI SAFETY BEACH 3936	\$880,000	24/09/2018
2	82 Palm Tree Dr SAFETY BEACH 3936	\$850,000	10/10/2018
3	23 Lake View Dr SAFETY BEACH 3936	\$797,000	15/08/2018

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.



4 2 2

Rooms:
Property Type: House
Land Size: 758 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median House Price
Year ending September 2018: \$827,500

Comparable Properties

7 Twilight PI SAFETY BEACH 3936 (REI)

Agent Comments

3 2 3

Price: \$880,000
Method: Private Sale
Date: 24/09/2018
Rooms: -
Property Type: House (Res)



82 Palm Tree Dr SAFETY BEACH 3936 (REI)

Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 10/10/2018
Rooms: -
Property Type: House (Res)



23 Lake View Dr SAFETY BEACH 3936 (REI/VG)

Agent Comments

3 2 2

Price: \$797,000
Method: Private Sale
Date: 15/08/2018
Rooms: 6
Property Type: House
Land Size: 635 sqm approx