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	6 Mariner Place 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	$880,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$900,000	Property type	House	Suburb	Safety Beach
Period-from	01 May 2020	to	30 Apr 2021	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
15 Mariner Place Safety Beach VIC 3936	$1,075,000	21-Apr-21
35 Clyde Road Safety Beach VIC 3936	$830,000	15-Apr-21

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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15 Mariner Place Safety Beach VIC 3936

4 2 2

Sold Price RS **$1,075,000** Sold Date **21-Apr-21**

Distance **0.14km**



35 Clyde Road Safety Beach VIC 3936

4 1 2

Sold Price **$830,000** Sold Date **15-Apr-21**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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