OBrien Real Estate
Andrew Jones
M 0419 339 995
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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	46 Marine Drive 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	$1,450,000	&	$1,600,000

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
38 Marine Drive Safety Beach VIC 3936	$1,575,000	30-Mar-19
62 Marine Drive Safety Beach VIC 3936	$1,635,000	17-Jan-19
2 Marine Drive Safety Beach VIC 3936	$1,425,000	20-Jan-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.~~

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38 Marine Drive Safety Beach VIC 3936

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Sold Price **$1,575,000** Sold Date **30-Mar-19**

Distance **0.12km**



62 Marine Drive Safety Beach VIC 3936

3 1 -

Sold Price **$1,635,000** Sold Date **17-Jan-19**

Distance **0.26km**



2 Marine Drive Safety Beach VIC 3936

4 1 2

Sold Price **$1,425,000** Sold Date **20-Jan-19**

Distance **0.69km**

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

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