

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 Maggie Mews, Safety Beach Vic 3936

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Safety Beach

Period - From 01/04/2021 to 31/03/2022 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	49 Palm Tree Dr SAFETY BEACH 3936	\$1,262,500	12/03/2022
2	19 Dusky Dr SAFETY BEACH 3936	\$1,160,000	08/03/2022
3	99 Rymer Av SAFETY BEACH 3936	\$1,130,000	02/06/2022

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.~~

This Statement of Information was prepared on:

21/06/2022 12:09



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Rooms: 7
Property Type: House (Res)
Land Size: 716 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending March 2022: \$1,260,000

Comparable Properties



49 Palm Tree Dr SAFETY BEACH 3936 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,262,500
Method: Auction Sale
Date: 12/03/2022
Property Type: House (Res)
Land Size: 687 sqm approx



19 Dusky Dr SAFETY BEACH 3936 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,160,000
Method: Private Sale
Date: 08/03/2022
Property Type: House
Land Size: 745 sqm approx



99 Rymer Av SAFETY BEACH 3936 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,130,000
Method: Private Sale
Date: 02/06/2022
Property Type: House
Land Size: 790 sqm approx