

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 18/101 Pickings Road, SAFETY BEACH, VIC, 3936

Indicative selling price

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

Single price \$ 670,000

or range between \$

&

\$

Median sale price

Median price \$ 590,000

House

Unit

X

Suburb SAFETY BEACH

Period - From 01/03/2018

to 01/03/2019

Source APM PriceFinder

Comparable property sales

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
102 COUNTRY CLUB DRIVE, SAFETY BEACH VIC 3936	\$ 430,000	13/12/2018
83 SPINNAKER TERRACE, SAFETY BEACH VIC 3936	\$ 1,000,000	24/04/2019
113 COUNTRY CLUB DRIVE, SAFETY BEACH VIC 3936	\$ 475,000	04/03/2019