

STATEMENT OF INFORMATION

27 BRIAN STREET, SAFETY BEACH, VIC 3936

PREPARED BY LUKE WOOLLARD, PILOT REAL ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 BRIAN STREET, SAFETY BEACH, VIC

2 1 2

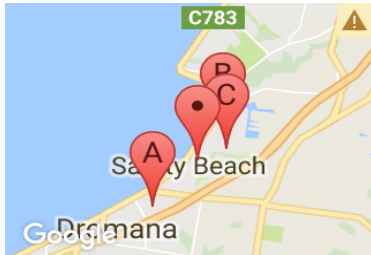
Indicative Selling Price

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

Price Range: \$700,000 to \$750,000

Provided by: Luke Woollard, Pilot Estate Agents

MEDIAN SALE PRICE



SAFETY BEACH, VIC, 3936

Suburb Median Sale Price (House)

\$686,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



52 WILLIAMS ST, DROMANA, VIC 3936

3 1 1

Sale Price

\$675,000

Sale Date: 28/01/2017

Distance from Property: 1.8km



73 SEAVIEW AVE, SAFETY BEACH, VIC 3936

4 2 3

Sale Price

\$676,000

Sale Date: 25/03/2017

Distance from Property: 1.1km



35 COVESIDE AVE, SAFETY BEACH, VIC 3936

3 1 1

Sale Price

\$690,000

Sale Date: 01/04/2017

Distance from Property: 807m



This report has been compiled on 13/07/2017 by Pilot Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

27 BRIAN STREET, SAFETY BEACH, VIC 3936

Indicative selling price

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

Price Range: \$700,000 to \$750,000

Median sale price

Median price \$686,000

House

Unit

Suburb

SAFETY BEACH

Period 01 July 2016 to 30 June 2017

Source



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
52 WILLIAMS ST, DROMANA, VIC 3936	\$675,000	28/01/2017
73 SEAVIEW AVE, SAFETY BEACH, VIC 3936	\$676,000	25/03/2017
35 COVESIDE AVE, SAFETY BEACH, VIC 3936	\$690,000	01/04/2017