



Warlimont & Nutt

PENINSULA REAL ESTATE
SINCE 1952

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 **7b Country Club Drive, Safety Beach VIC 3936**

Indicative selling price

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

Price Range **\$790,000 - \$860,000**

Median sale price

Median price **\$850,000** Suburb **Safety Beach, VIC**
Property Type **House** Source **CoreLogic Professional**
Time period from **February 2018 to January 2019**

Comparable property sales

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. 52 Lakeside Court, Safety Beach VIC 3936	\$825,000	03 / 11 / 2018
2. 82 Palm Tree Drive, Safety Beach VIC 3936	\$850,000	05 / 10 / 2018
3. 38 Golf Course Lane, Safety Beach VIC 3936	\$870,000	18 / 01 / 2019