

# RT Edgar

## STATEMENT OF INFORMATION

11 August 2017

### Property offered for sale

(Address, including suburb and postcode – delete this sentence)

Unit 1/115-117 Dromana Parade Safety Beach Vic 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(Delete single price or range as applicable, and delete this sentence)

Single price \$  OR Range between \$625,000 & \$650,000

### Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price \$500,000 House  Unit  Suburb Safety Beach

Period - From January 2017 to April 2017 Source R P Data

### Comparable property sales

(Delete A or B below as applicable, and delete this sentence)

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Rye) estate agent and Mike Phillips consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3/152 Dromana Parade Safety Beach	\$610,000	Feb 2017
2 1/315 Dromana Parade Safety Beach	\$635,000	Feb 2017
3 3/146 Dromana Parade Safety Beach	\$607,500	November 2016

