

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

1/56 TONKIN STREET SAFETY BEACH VIC 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$995,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Safety Beach

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

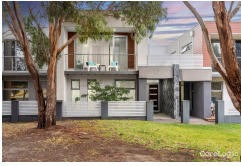
Date of sale

2 STAYSAIL LANE SAFETY BEACH VIC 3936	\$900,000	15-May-24
3 OSKANA WALK SAFETY BEACH VIC 3936	\$1,050,000	15-Feb-24

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 6 months.

This Statement of Information was prepared on: 19 June 2024

**2 STAYSAIL LANE SAFETY BEACH
VIC 3936**

Sold Price

^{RS} **\$900,000**

Sold Date

15-May-24

3 2 2

Distance

0.63km**3 OSKANA WALK SAFETY BEACH
VIC 3936**

Sold Price

\$1,050,000

Sold Date

15-Feb-24

3 2 2

Distance

1.56km**RS** = Recent sale**UN** = Undisclosed Sale

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