

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 GEORGE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Safety Beach

Period-from

01 Aug 2022

to

31 Jul 2023

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

8 MARINER PLACE SAFETY BEACH VIC 3936	\$1,150,000	22-Mar-23
70 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$1,210,000	29-Mar-23
20 FAIRWAY DRIVE SAFETY BEACH VIC 3936	\$1,271,000	20-Feb-23

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: 11 August 2023



8 MARINER PLACE SAFETY BEACH VIC 3936 Sold Price **\$1,150,000** Sold Date **22-Mar-23**

 3  2  2

Distance **0.27km**



70 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936 Sold Price **\$1,210,000** Sold Date **29-Mar-23**

 3  2  2

Distance **0.96km**



20 FAIRWAY DRIVE SAFETY BEACH VIC 3936 Sold Price **\$1,271,000** Sold Date **20-Feb-23**

 3  3  2

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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