

# **STATEMENT OF INFORMATION**

14 THURLOO DRIVE, SAFETY BEACH, VIC 3936

PREPARED BY MARK RHODES, BARRY PLANT DROMANA, PHONE: 0481170991

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 THURLOO DRIVE, SAFETY BEACH, VIC**  4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$3,290,000 to \$3,550,000**

Provided by: Mark Rhodes, Barry Plant Dromana

## MEDIAN SALE PRICE



**SAFETY BEACH, VIC, 3936**

Suburb Median Sale Price (House)

**\$1,200,000**

01 April 2023 to 31 March 2024

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.



**104 CLIPPER QY, SAFETY BEACH, VIC 3936**  4  4  4

Sale Price

**\*\$3,800,000**

Sale Date: 12/01/2024

Distance from Property: 874m



**28 HELSAL PNT, SAFETY BEACH, VIC 3936**  3  4  2

Sale Price

**\*\$3,500,000**

Sale Date: 12/12/2023

Distance from Property: 1km



**27 BRADFORD RD, MOUNT MARTHA, VIC 3934**  6  5  6

Sale Price

**\*\$3,900,000**

Sale Date: 18/03/2024

Distance from Property: 1.3km



This report has been compiled on 26/04/2024 by Barry Plant Dromana. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

14 THURLOO DRIVE, SAFETY BEACH, VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$3,290,000 to \$3,550,000


### Median sale price

Median price: \$1,200,000

Property type: House

Suburb: SAFETY BEACH

Period: 01 April 2023 to 31 March 2024

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
104 CLIPPER QY, SAFETY BEACH, VIC 3936	*\$3,800,000	12/01/2024
28 HELSAL PNT, SAFETY BEACH, VIC 3936	*\$3,500,000	12/12/2023
27 BRADFORD RD, MOUNT MARTHA, VIC 3934	*\$3,900,000	18/03/2024

This Statement of Information was prepared on: 26/04/2024