

## 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

16/10D COUNTRY CLUB DRIVE 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)

Single Price

or range  
between

\$575,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Feb 2023

to

31 Jan 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

13/10D COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$575,000	22-Nov-23
36/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$631,000	29-Nov-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: 07 February 2024

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**13/10D COUNTRY CLUB DRIVE  
SAFETY BEACH VIC 3936**

2 1 1

Sold Price

RS

**\$575,000**

Sold Date

**22-Nov-23**

Distance

**0.02km****36/113 COUNTRY CLUB DRIVE  
SAFETY BEACH VIC 3936**

2 1 2

Sold Price

RS

**\$631,000**

Sold Date

**29-Nov-23**

Distance

**1.2km**

RS = Recent sale

UN = Undisclosed Sale

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