

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

4 CASTAWAY 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 May 2023

to

30 Apr 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

1 ANCHORAGE AVENUE SAFETY BEACH VIC 3936	\$1,245,000	15-Dec-23
8 BLUE MOON RISE SAFETY BEACH VIC 3936	\$1,225,000	10-Jan-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: 23 May 2024



1 ANCHORAGE AVENUE SAFETY BEACH VIC 3936

3 2 2

Sold Price **\$1,245,000** Sold Date **15-Dec-23**

Distance **0.03km**



8 BLUE MOON RISE SAFETY BEACH VIC 3936

3 2 2

Sold Price **\$1,225,000** Sold Date **10-Jan-24**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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