Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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62 CLIPPER QUAY SAFETY BEACH VIC 3936						
see consumer vi	c dov an	/underquotin	n (*Delet	e sinale nric	e or range	as applicable)
o dec consumer.	or range between			&	\$4,100,000	
olicable)						
\$1,210,000	Property type		Но	use	Suburb	Safety Beach
01 Apr 2023	to	to 31 Mar 2024 Sc			Corelogic	
properties sold with	hin two l	kilometres of	the prope	erty for sale	in the last (6 months that the
Address of comparable property				Price		Date of sale
	62 CLIPPER (e see consumer.vi blicable) \$1,210,000 01 Apr 2023 ales (*Delete A	62 CLIPPER QUAY Sees see consumer.vic.gov.au colicable) \$1,210,000 Prop 01 Apr 2023 to collected A or B to corporation sold within two less representative considerations.	62 CLIPPER QUAY SAFETY BEA e see consumer.vic.gov.au/underquoting or range between blicable) \$1,210,000 Property type 01 Apr 2023 to 31 Mar 20 ales (*Delete A or B below as approperties sold within two kilometres of the representative considers to be most	62 CLIPPER QUAY SAFETY BEACH VIO	62 CLIPPER QUAY SAFETY BEACH VIC 3936 see consumer.vic.gov.au/underquoting (*Delete single price or range between \$3,800,000 Solicable) \$1,210,000 Property type House 01 Apr 2023 to 31 Mar 2024 Source ales (*Delete A or B below as applicable) Properties sold within two kilometres of the property for sale are representative considers to be most comparable to the price are representative considers to be most comparable to the price are representative considers to be most comparable to the price are representative considers to be most comparable to the price are representative considers to be most comparable to the price are representative considers to be most comparable to the price are representative considers to be most comparable to the price are representative considers.	62 CLIPPER QUAY SAFETY BEACH VIC 3936 see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$3,800,000 & Dilicable) \$1,210,000 Property type House Suburb 01 Apr 2023 to 31 Mar 2024 Source Clares (*Delete A or B below as applicable) Properties sold within two kilometres of the property for sale in the last

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: 16 April 2024

