

## 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

63 OCEANIC 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

\$1,025,000

&

\$1,125,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Safety Beach

Period-from

01 Jun 2023

to

31 May 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

2 PALM VISTA DRIVE SAFETY BEACH VIC 3936	\$1,125,000	06-Mar-24
84 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$1,130,000	23-May-24
12 OCEANIC DRIVE SAFETY BEACH VIC 3936	\$1,140,000	28-May-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: 13 June 2024

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**2 PALM VISTA DRIVE SAFETY BEACH VIC 3936**

 3  2  2

Sold Price <sup>RS</sup> **\$1,125,000** Sold Date **06-Mar-24**

Distance **0.51km**



**84 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936**

 3  2  2

Sold Price <sup>RS</sup> **\$1,130,000** Sold Date **23-May-24**

Distance **1.66km**



**12 OCEANIC DRIVE SAFETY BEACH VIC 3936**

 3  2  2

Sold Price <sup>RS</sup> **\$1,140,000** Sold Date **28-May-24**

Distance **0.26km**

RS = Recent sale      UN = Undisclosed Sale

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