

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

9 DUSKY DRIVE 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

\$950,000

&

\$999,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

Land

Suburb

Safety Beach

Period-from

01 Jul 2023

to

30 Jun 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

15 BRIAN STREET SAFETY BEACH VIC 3936	\$950,000	18-Feb-24
32 PALM TREE DRIVE SAFETY BEACH VIC 3936	\$1,040,000	02-Feb-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.

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**15 BRIAN STREET SAFETY BEACH
VIC 3936**

 3  1  2

Sold Price

\$950,000

Sold Date

18-Feb-24

Distance

1.02km**32 PALM TREE DRIVE SAFETY
BEACH VIC 3936**

 3  2  2

Sold Price

\$1,040,000

Sold Date

02-Feb-24

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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