

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 1 Clipper Quay, Safety Beach, VIC 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$2,800,000 & \$3,000,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Safety Beach (3936)

Period - From 01/10/2023 to 30/09/2024 Source Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
17 ILUKA STREET, SAFETY BEACH VIC 3936	\$1,900,000	14/09/2024
17 ILUKA STREET, SAFETY BEACH VIC 3936	\$1,900,000	30/08/2024
15 EVANS STREET, SAFETY BEACH VIC 3936	\$2,800,000	15/06/2024

This Statement of Information was prepared on: 01/11/2024