

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

21A/113 COUNTRY CLUB 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Feb 2023

to

31 Jan 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

36/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$631,000	29-Nov-23
13/10D COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$575,000	22-Nov-23
5/65 DROMANA PARADE SAFETY BEACH VIC 3936	\$535,000	22-Nov-23

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: 06 February 2024



36/113 COUNTRY CLUB DRIVE

SAFETY BEACH VIC 3936

2

1

2

Sold Price

RS\$631,000

Sold Date

29-Nov-23

Distance

0.03km



13/10D COUNTRY CLUB DRIVE

SAFETY BEACH VIC 3936

2

1

1

Sold Price

RS\$575,000

Sold Date

22-Nov-23

Distance

1.21km



5/65 DROMANA PARADE SAFETY

BEACH VIC 3936

2

1

1

Sold Price

RS\$535,000

Sold Date

22-Nov-23

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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