

## 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 12 Clipper Quay , Safety Beach

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$2,250,000 & \$2,400,000

### Median sale price

Median price \$1,310,000 Property type House Suburb Safety Beach

Period - From 1/10/2021 to 31/12/2021 Source REIV

### 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
1. 23 Evans Street, Safety Beach	\$3,000,000	Oct 2021
2. 9 Evans Street, Safety Beach	\$3,000,000	Nov 2021
3. 8 Clipper Quay, Safety Beach	\$2,275,000	Feb 2022

This Statement of Information was prepared on: 15/2/2022