

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

6 RYMER AVENUE 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

\$1,350,000

&

\$1,485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Safety Beach

Period-from

01 Mar 2022

to

28 Feb 2023

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

24 OCEANIC DRIVE SAFETY BEACH VIC 3936	\$1,300,000	01-Mar-23
58 RYMER AVENUE SAFETY BEACH VIC 3936	\$1,380,000	27-Jan-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: 09 March 2023



24 OCEANIC DRIVE SAFETY BEACH VIC 3936

4

2

2

Sold Price

RS

\$1,300,000

Sold Date

01-Mar-23

Distance

0.25km



58 RYMER AVENUE SAFETY BEACH VIC 3936

4

2

4

Sold Price

RS

\$1,380,000

Sold Date

27-Jan-23

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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