

## 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

32 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$915,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Safety Beach

Period-from

01 Mar 2023

to

29 Feb 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 88 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936 | \$835,000 | 13-Jan-24 |
| 26 CLYDE ROAD SAFETY BEACH VIC 3936         | \$940,000 | 22-Dec-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 March 2024



88 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

Sold Price  
**\$835,000**

Sold Date  
**13-Jan-24**

3

1

2

Distance  
**0.52km**



26 CLYDE ROAD SAFETY BEACH VIC 3936

Sold Price  
**\$940,000**

Sold Date  
**22-Dec-23**

3

2

3

Distance  
**0.61km**

RS = Recent sale
 UN = Undisclosed Sale

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