

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

7 FAIRWAY 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

\$879,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Safety Beach

Period-from

01 Apr 2023

to

31 Mar 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

32 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

\$905,000

13-Mar-24

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: 30 April 2024

Jarrold Eastwood
P 03 5987 1999
M 0403 983 310
E jeastwood@hockingstuart.com.au



32 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

Sold Price

RS\$905,000

Sold Date

13-Mar-24

3

2

1

Distance

0.27km

RS = Recent sale UN = Undisclosed Sale

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