

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

64 PALM TREE 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

House

Suburb

Safety Beach

Period-from

01 May 2022

to

30 Apr 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

6 RYMER AVENUE SAFETY BEACH VIC 3936	\$1,505,000	15-Apr-23
60 RYMER AVENUE SAFETY BEACH VIC 3936	\$1,680,000	09-Apr-23
65 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$1,525,000	11-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.~~

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6 RYMER AVENUE SAFETY BEACH VIC 3936

Sold Price

^{RS} **\$1,505,000**

Sold Date

15-Apr-23

 4  2  2

Distance

0.26km



60 RYMER AVENUE SAFETY BEACH VIC 3936

Sold Price

\$1,680,000

Sold Date

09-Apr-23

 4  2  2

Distance

0.75km



65 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

Sold Price

^{RS} **\$1,525,000**

Sold Date

11-Jan-23

 3  2  2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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