

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

1/121 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$847,500

Property type

Unit

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

8 BLUE MOON RISE SAFETY BEACH VIC 3936	\$1,225,000	24-Jan-24
3 OSKANA WALK SAFETY BEACH VIC 3936	\$1,050,000	20-Feb-24
13 ANCHORAGE AVENUE SAFETY BEACH VIC 3936	\$1,220,000	30-Oct-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: 18 March 2024

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8 BLUE MOON RISE SAFETY BEACH VIC 3936

3 2 2

Sold Price ^{RS} **\$1,225,000** Sold Date **24-Jan-24**

Distance **0.46km**



3 OSKANA WALK SAFETY BEACH VIC 3936

3 2 2

Sold Price ^{RS} **\$1,050,000** Sold Date **20-Feb-24**

Distance **0.59km**



13 ANCHORAGE AVENUE SAFETY BEACH VIC 3936

3 2 2

Sold Price ^{RS} **\$1,220,000** Sold Date **30-Oct-23**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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