

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

16/10D COUNTRY CLUB 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

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

13/10D COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$575,000	22-Nov-23
21A/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$617,500	01-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: 24 April 2024

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**13/10D COUNTRY CLUB DRIVE
SAFETY BEACH VIC 3936**

 2  1  1

Sold Price

^{RS}

\$575,000

Sold Date

22-Nov-23

Distance

0.02km



**21A/113 COUNTRY CLUB DRIVE
SAFETY BEACH VIC 3936**

 2  1  1

Sold Price

^{RS}

\$617,500

Sold Date

01-Mar-24

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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