

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

19 Dusky 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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,023,000

Property type

House

Suburb

Safety Beach

Period-from

01 Jan 2021

to

31 Dec 2021

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

11 Seaview Avenue Safety Beach VIC 3936	\$1,320,000	18-Dec-21
2 Fairway Lane Safety Beach VIC 3936	\$1,300,000	22-Jan-22
2 Somerset Place Safety Beach VIC 3936	\$1,150,000	24-Dec-21

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: 29 January 2022



11 Seaview Avenue Safety Beach VIC 3936

 3  2  2

Sold Price

^{RS} **\$1,320,000**

Sold Date

18-Dec-21

Distance

0.48km



2 Fairway Lane Safety Beach VIC 3936

 3  2  2

Sold Price

^{RS} **\$1,300,000**

Sold Date

22-Jan-22

Distance

1.34km



2 Somerset Place Safety Beach VIC 3936

 4  2  2

Sold Price

^{RS} **\$1,150,000** ^{UN}

Sold Date

24-Dec-21

Distance

0.31km



5 Hamilton Street Safety Beach VIC 3936

 4  2  2

Sold Price

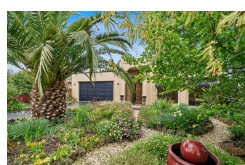
\$1,360,000

Sold Date

27-Sep-21

Distance

0.36km



41 Country Club Drive Safety Beach VIC 3936

 3  2  2

Sold Price

^{RS} **\$1,235,000**

Sold Date

03-Oct-21

Distance

1.19km



9 Somerset Place Safety Beach VIC 3936

 4  2  2

Sold Price

\$1,250,000

Sold Date

29-Nov-21

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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17 Tassel Road Safety Beach VIC
3936

 3  1  2

Sold Price

^{RS} **\$1,170,000** Sold Date **05-Dec-21**

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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