

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

10/113 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Nov 2020

to

31 Oct 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

43/113 Country Club Drive Safety Beach VIC 3936	\$665,000	05-Aug-21
2/8 Woodlands Grove Safety Beach VIC 3936	\$671,000	27-Jan-21
3/315 Dromana Parade Safety Beach VIC 3936	\$740,000	19-Jul-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: 01 November 2021

**Bennetts**

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**43/113 Country Club Drive Safety Beach VIC 3936**

3 1 2

Sold Price

\$665,000

Sold Date

05-Aug-21

Distance

0.11km**2/8 Woodlands Grove Safety Beach VIC 3936**

3 1 2

Sold Price

\$671,000

Sold Date

27-Jan-21

Distance

0.4km**3/315 Dromana Parade Safety Beach VIC 3936**

3 2 2

Sold Price

\$740,000

Sold Date

19-Jul-21

Distance

2.25km

RS = Recent sale

UN = Undisclosed Sale

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