

## 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

33 ILUKA STREET SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$1,210,000

Property type

House

Suburb

Safety Beach

Period-from

01 Oct 2022

to

30 Sep 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 3 DAVIES STREET SAFETY BEACH VIC 3936    | \$1,150,000 | 10-Jun-23 |
| 10 HAMILTON STREET SAFETY BEACH VIC 3936 | \$1,300,000 | 17-May-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: 10 October 2023



**3 DAVIES STREET SAFETY BEACH  
VIC 3936**

 4  2  6

Sold Price

**\$1,150,000**

Sold Date

**10-Jun-23**

Distance

**0.36km**



**10 HAMILTON STREET SAFETY  
BEACH VIC 3936**

 4  2  2

Sold Price

**\$1,300,000**

Sold Date

**17-May-23**

Distance

**0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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