

## 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

15 DAVIES 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

\$995,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Safety Beach

Period-from

01 Oct 2023

to

30 Sep 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

2 AURORA AVENUE SAFETY BEACH VIC 3936	\$995,000	07-Aug-24
14A RYMER AVENUE SAFETY BEACH VIC 3936	\$1,045,000	02-Aug-24
63 OCEANIC DRIVE SAFETY BEACH VIC 3936	\$1,050,000	18-Jul-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.~~

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## 2 AURORA AVENUE SAFETY BEACH VIC 3936

 3  2  2

Sold Price

<sup>RS</sup>

**\$995,000**

Sold Date **07-Aug-24**

Distance

**0.2km**



## 14A RYMER AVENUE SAFETY BEACH VIC 3936

 3  2  2

Sold Price

<sup>RS</sup>

**\$1,045,000**

Sold Date **02-Aug-24**

Distance

**0.86km**



## 63 OCEANIC DRIVE SAFETY BEACH VIC 3936

 4  2  2

Sold Price

<sup>RS</sup>

**\$1,050,000**

Sold Date **18-Jul-24**

Distance

**0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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