

## 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 OCEANIC DRIVE SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$870,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Safety Beach

Period-from

01 Nov 2021

to

31 Oct 2022

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

6 PORTSIDE WAY SAFETY BEACH VIC 3936	\$1,032,500	01-Aug-22
39 OCEANIC DRIVE SAFETY BEACH VIC 3936	\$1,220,000	22-Nov-22
45 OCEANIC DRIVE SAFETY BEACH VIC 3936	\$1,010,000	27-Jun-22

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 November 2022



### 6 PORTSIDE WAY SAFETY BEACH VIC 3936

Sold Price

RS

\$1,032,500

Sold Date

01-Aug-22



3



2



2

Distance

0.04km



### 39 OCEANIC DRIVE SAFETY BEACH VIC 3936

Sold Price

RS

\$1,220,000

Sold Date

22-Nov-22



4



2



2

Distance

0.04km



### 45 OCEANIC DRIVE SAFETY BEACH VIC 3936

Sold Price

\$1,010,000

Sold Date

27-Jun-22



2



2



2

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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