

## 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

58 TONKIN STREET 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

\$1,350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,220,250

Property type

House

Suburb

Safety Beach

Period-from

01 May 2022

to

30 Apr 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

|   |             |           |
|---|-------------|-----------|
| 44 PALM TREE DRIVE SAFETY BEACH VIC 3936    | \$1,300,025 | 09-Mar-23 |
| 58 RYMER AVENUE SAFETY BEACH VIC 3936       | \$1,380,000 | 27-Jan-23 |
| 24 GOLF COURSE CIRCLE SAFETY BEACH VIC 3936 | \$1,300,000 | 08-Jan-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: 11 May 2023



## 44 PALM TREE DRIVE SAFETY BEACH VIC 3936

 4  2  2

Sold Price <sup>RS</sup> **\$1,300,025** <sup>UN</sup> Sold Date **09-Mar-23**

Distance **0.38km**



## 58 RYMER AVENUE SAFETY BEACH VIC 3936

 3  2  4

Sold Price **\$1,380,000** Sold Date **27-Jan-23**

Distance **0.42km**



## 24 GOLF COURSE CIRCLE SAFETY BEACH VIC 3936

 3  2  2

Sold Price **\$1,300,000** Sold Date **08-Jan-23**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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