

## 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

3 PICKINGS ROAD 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

\$890,000

&

\$979,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Safety Beach

Period-from

01 Feb 2024

to

31 Jan 2025

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

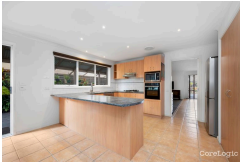
Date of sale

10F COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$905,000	26-Sep-24
4 ROSALIE AVENUE DROMANA VIC 3936	\$935,000	29-Dec-24
11 COREY AVENUE DROMANA VIC 3936	\$920,000	11-Nov-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.~~

This Statement of Information was prepared on: 14 February 2025



**10F COUNTRY CLUB DRIVE  
SAFETY BEACH VIC 3936**

 3  2  2

Sold Price **\$905,000** Sold Date **26-Sep-24**

Distance **0.79km**



**4 ROSALIE AVENUE DROMANA  
VIC 3936**

 3  2  -

Sold Price <sup>RS</sup> **\$935,000** Sold Date **29-Dec-24**

Distance **1.72km**



**11 COREY AVENUE DROMANA VIC  
3936**

 3  1  -

Sold Price **\$920,000** Sold Date **11-Nov-24**

Distance **1.71km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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