

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

2 AURORA AVENUE SAFETY BEACH VIC 3936

Indicative selling price

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

Single Price

or range
between

\$950,000

&

\$1,025,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,185,000

Property type

House

Suburb

Safety Beach

Period-from

01 Jul 2023

to

30 Jun 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

5 HELM AVENUE SAFETY BEACH VIC 3936	\$940,000	03-Jun-24
3 TASSEL ROAD SAFETY BEACH VIC 3936	\$965,000	23-Mar-24
32 PALM TREE DRIVE SAFETY BEACH VIC 3936	\$1,040,000	02-Feb-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: 23 July 2024

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**5 HELM AVENUE SAFETY BEACH
VIC 3936**

 3  2  2

Sold Price

^{RS} **\$940,000**

Sold Date **03-Jun-24**

Distance **1.31km**



**3 TASSEL ROAD SAFETY BEACH
VIC 3936**

 2  1  2

Sold Price

\$965,000

Sold Date **23-Mar-24**

Distance **1.47km**



**32 PALM TREE DRIVE SAFETY
BEACH VIC 3936**

 3  2  2

Sold Price

\$1,040,000

Sold Date **02-Feb-24**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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