# 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 rang betwee		\$950,000	&	\$1,025,000		
<b>Median sale price</b> (*Delete house or unit as applicable)									
Median Price	\$1,185,000	Prope	erty type	House		Suburb	burb Safety Beach		
Period-from	01 Jul 2023	to	30 Jun 20	024	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



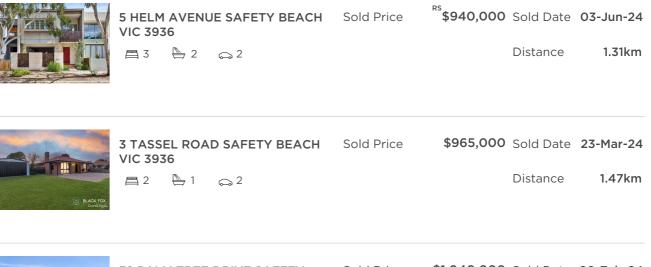
consumer.vic.gov.au

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	M TREE VIC 39	DRIVE SAFETY 36	Sold Price	\$1,040,000	Sold Date	02-Feb-24
₫ 3	2 🚔	<u></u> , 2			Distance	0.94km

RS = Recent sale UN = Undisclosed Sale

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