

## 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

5 BINNACLE COURT 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

\$875,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$945,500

Property type

Unit

Suburb

Safety Beach

Period-from

01 Jan 2024

to

31 Dec 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

2/17 DAVIES STREET SAFETY BEACH VIC 3936	\$845,000	18-Jul-24
102/9 WATERFRONT PLACE SAFETY BEACH VIC 3936	\$1,150,000	11-Dec-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: 09 January 2025

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## 2/17 DAVIES STREET SAFETY BEACH VIC 3936

 3  2  2

Sold Price **\$845,000** Sold Date **18-Jul-24**

Distance **0.79km**



## 102/9 WATERFRONT PLACE SAFETY BEACH VIC 3936

 2  2  2

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **11-Dec-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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