

## 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

28 DUSKY DRIVE SAFETY BEACH VIC 3936

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Safety Beach

Period-from

01 Aug 2023

to

31 Jul 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

8 TWILIGHT PLACE SAFETY BEACH VIC 3936	\$1,175,000	26-Jun-24
66 VICTORIA STREET SAFETY BEACH VIC 3936	\$1,250,000	14-Jul-24
17 LANSELL AVENUE SAFETY BEACH VIC 3936	\$1,280,000	10-Aug-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: 19 August 2024

Matt Carroll  
P 0458 777 735  
M 0458 777 735  
E matt@scenicproperty.com.au



**8 TWILIGHT PLACE SAFETY BEACH VIC 3936**

 3  2  3

Sold Price <sup>RS</sup> **\$1,175,000** Sold Date **26-Jun-24**

Distance **0.21km**



**66 VICTORIA STREET SAFETY BEACH VIC 3936**

 4  2  2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **14-Jul-24**

Distance **0.37km**



**17 LANSELL AVENUE SAFETY BEACH VIC 3936**

 4  2  2

Sold Price <sup>RS</sup> **\$1,280,000** <sup>UN</sup> Sold Date **10-Aug-24**

Distance **0.13km**

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

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