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

26 LAKESIDE COURT 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		\$890,000	&	\$975,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$1,200,000	Prop	erty type	House		Suburb	Safety Beach	
Period-from	01 Dec 2023	to	30 Nov 2	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	
10F COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$905,000	26-Sep-24	
9 DUSKY DRIVE SAFETY BEACH VIC 3936	\$975,000	17-Jul-24	
62 OCEANIC DRIVE SAFETY BEACH VIC 3936	\$995,000	20-Sep-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 December 2024



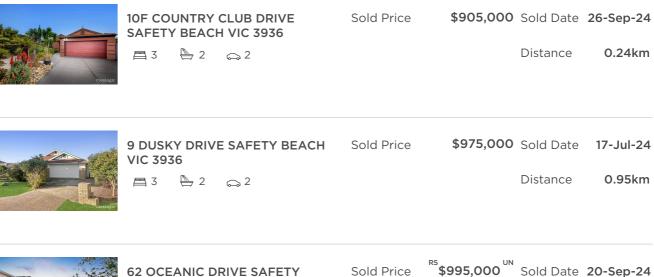
consumer.vic.gov.au

Scenic

Matt Carroll

- P 0458 777 735
- M 0458 777 735

E matt@scenicproperty.com.au



Allow of the second second	62 OCEAN BEACH VIC	IC DRIVE SAFETY C 3936	Sold Price	^{RS} \$995,000 ^{UN}	Sold Date	20-Sep-24
	= 4 ⊱	2 🞧 2			Distance	0.74km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.