

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 11 Oskana Walk, Safety Beach

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,360,000 Property type House Suburb Safety Beach

Period - From 1.10.2023 to 31.12.2023 Source REIV

Comparable property sales

- A. These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 3 Oskana Walk, Safety Beach	\$1,050,000	Feb 2024
2. 13 Anchorage Avenue, Safety Beach	\$1,220,000	Oct 2023
3. 8 Blue Moon Rise, Safety Beach	\$1,225,000	Jan 2024

This Statement of Information was prepared on: March 2024