

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

13 DAVIES STREET 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

House

Suburb

Safety Beach

Period-from

01 Apr 2021

to

31 Mar 2022

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

19 DAVIES STREET SAFETY BEACH VIC 3936	\$1,440,000	15-Feb-22
12 DAVIES STREET SAFETY BEACH VIC 3936	\$1,260,000	25-Jan-22
35 DAVIES STREET SAFETY BEACH VIC 3936	\$1,370,000	19-Mar-22

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: 26 April 2022


19 DAVIES STREET SAFETY BEACH VIC 3936

Sold Price

\$1,440,000

Sold Date

15-Feb-22
 2  2  2

Distance

0.05km

12 DAVIES STREET SAFETY BEACH VIC 3936

Sold Price

\$1,260,000

Sold Date

25-Jan-22
 2  1  -

Distance

0.07km

35 DAVIES STREET SAFETY BEACH VIC 3936

Sold Price

^{RS} **\$1,370,000**

Sold Date

19-Mar-22
 3  2  -

Distance

0.2km

5 HAMILTON STREET SAFETY BEACH VIC 3936

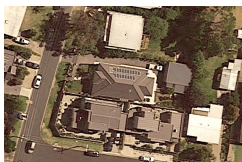
Sold Price

\$1,360,000

Sold Date

27-Sep-21
 4  2  2

Distance

0.14km

82 SEAVIEW AVENUE SAFETY BEACH VIC 3936

Sold Price

\$150,000

Sold Date

20-Sep-96
 3  -  2

Distance

-
RS = Recent sale

UN = Undisclosed Sale

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