

## 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

G01/9 WATERFRONT PLACE 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

\$895,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$796,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Mar 2022

to

28 Feb 2023

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

114/9 WATERFRONT PLACE SAFETY BEACH VIC 3936	\$900,000	07-Oct-22
11/9 WATERFRONT PLACE SAFETY BEACH VIC 3936	\$945,000	25-Nov-22
10/9 WATERFRONT PLACE SAFETY BEACH VIC 3936	\$970,000	29-Oct-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: 07 March 2023



**114/9 WATERFRONT PLACE  
 SAFETY BEACH VIC 3936**

2 2 2

Sold Price **\$900,000** Sold Date **07-Oct-22**

Distance **0.05km**

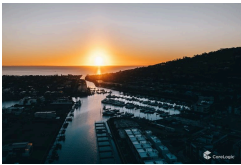


**11/9 WATERFRONT PLACE SAFETY  
 BEACH VIC 3936**

2 2 2

Sold Price **\$945,000** Sold Date **25-Nov-22**

Distance **0.05km**



**10/9 WATERFRONT PLACE  
 SAFETY BEACH VIC 3936**

2 2 2

Sold Price **\$970,000** Sold Date **29-Oct-22**

Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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