

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

35 Clyde Road 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

\$825,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Safety Beach

Period-from

01 Apr 2020

to

31 Mar 2021

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 Clyde Road Safety Beach VIC 3936	\$795,000	20-Mar-21

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: 03 April 2021

COVID-19 Awareness
OFI & AUCTION POLICY

COVID-19 AWARENESS
All agents and clients must wear a mask and maintain social distancing at all times.

OFI & AUCTION POLICY
All properties are sold subject to a 10% deposit and the balance of the purchase price must be paid within 14 days of settlement.

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See the full OFI & Auction Policy on the Hockingstuart website. All properties are sold subject to a 10% deposit and the balance of the purchase price must be paid within 14 days of settlement.

19 Clyde Road Safety Beach VIC 3936

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7

Sold Price

RS

\$795,000

Sold Date

20-Mar-21

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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