

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

30 THE COVE 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

\$1,790,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Safety Beach

Period-from

01 Feb 2022

to

31 Jan 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

17 THE COVE SAFETY BEACH VIC 3936	\$2,025,000	17-May-22
24 HARBOURSIDE ESPLANADE SAFETY BEACH VIC 3936	\$1,955,000	09-Feb-23
13 PEBBLE WAY SAFETY BEACH VIC 3936	\$1,870,000	13-Apr-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: 18 February 2023


17 THE COVE SAFETY BEACH VIC 3936

Sold Price

\$2,025,000

Sold Date

17-May-22


4



3



2

Distance

0.04km

24 HARBOURSIDE ESPLANADE SAFETY BEACH VIC 3936

Sold Price

^{RS} **\$1,955,000**

Sold Date

09-Feb-23


4



3



2

Distance

0.37km

13 PEBBLE WAY SAFETY BEACH VIC 3936

Sold Price

\$1,870,000

Sold Date

13-Apr-22


5



3



2

Distance

0.92km
RS = Recent sale

UN = Undisclosed Sale

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