

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

2 DAVIT COURT 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Jun 2021

to

31 May 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

4 WHIPSTAFF LANE SAFETY BEACH VIC 3936	\$790,000	20-Feb-22
8 WHIPSTAFF LANE SAFETY BEACH VIC 3936	\$785,000	31-Jan-22
17 HELM AVENUE SAFETY BEACH VIC 3936	\$801,000	25-Feb-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: 04 June 2022



4 WHIPSTAFF LANE SAFETY BEACH VIC 3936

 3  2  2

Sold Price **\$790,000** Sold Date **20-Feb-22**

Distance **0.26km**



8 WHIPSTAFF LANE SAFETY BEACH VIC 3936

 3  2  2

Sold Price **\$785,000** Sold Date **31-Jan-22**

Distance **0.25km**



17 HELM AVENUE SAFETY BEACH VIC 3936

 3  2  2

Sold Price **\$801,000** Sold Date **25-Feb-22**

Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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