

## 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

28 SOMERSET 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

or range  
between

\$1,395,000

&

\$1,530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Safety Beach

Period-from

01 Nov 2023

to

31 Oct 2024

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

7 MAGGIE MEWS SAFETY BEACH VIC 3936	\$1,550,000	02-Aug-24
5 TWILIGHT PLACE SAFETY BEACH VIC 3936	\$1,425,000	25-Jul-24
19 MOONLIGHT MEWS SAFETY BEACH VIC 3936	\$1,612,000	13-Oct-24

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: 20 November 2024

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## 7 MAGGIE MEWS SAFETY BEACH VIC 3936

 4  3  4

Sold Price **\$1,550,000** Sold Date **02-Aug-24**

Distance **0.27km**



## 5 TWILIGHT PLACE SAFETY BEACH VIC 3936

 4  2  4

Sold Price **\$1,425,000** Sold Date **25-Jul-24**

Distance **0.32km**



## 19 MOONLIGHT MEWS SAFETY BEACH VIC 3936

 4  2  3

Sold Price <sup>RS</sup> **\$1,612,000** Sold Date **13-Oct-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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