

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

6 Oceanic Drive 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

\$900,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,500

Property type

House

Suburb

Safety Beach

Period-from

01 Feb 2020

to

31 Jan 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

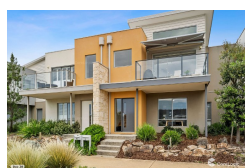
Date of sale

8 South Harbour Esplanade Safety Beach VIC 3936	\$960,000	03-Jan-21
9 Seahaven Way Safety Beach VIC 3936	\$1,010,000	17-Jan-21
7 Portside Way Safety Beach VIC 3936	\$960,000	14-Jan-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: 19 February 2021


8 South Harbour Esplanade Safety Beach VIC 3936
 4  2  2

Sold Price

^{RS} **\$960,000** Sold Date **03-Jan-21**

 Distance **0.05km**

9 Seahaven Way Safety Beach VIC 3936
 3  2  2

Sold Price

^{RS} **\$1,010,000** Sold Date **17-Jan-21**

 Distance **0.09km**

7 Portside Way Safety Beach VIC 3936
 4  2  2

Sold Price

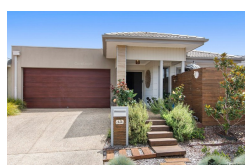
^{RS} **\$960,000** Sold Date **14-Jan-21**

 Distance **0.12km**

164 Clipper Quay Safety Beach VIC 3936
 4  2  2

Sold Price

^{RS} **\$842,000** Sold Date **17-Feb-21**

 Distance **0.19km**

43 Oceanic Drive Safety Beach VIC 3936
 3  2  2

Sold Price

^{RS} **\$865,000** Sold Date **20-Jan-21**

 Distance **0.2km**

40 Oceanic Drive Safety Beach VIC 3936
 4  2  2

Sold Price

\$1,070,000 Sold Date **16-Dec-20**

 Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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42 Oceanic Drive Safety Beach VIC 3936

Sold Price

RS

\$835,000

Sold Date

11-Jan-21

 3
  2
  2

Distance

0.25km



63 Oceanic Drive Safety Beach VIC 3936

Sold Price

\$815,000

Sold Date

01-Dec-20

 4
  2
  2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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