

## 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

18 TASSEL ROAD 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Safety Beach

Period-from

01 Dec 2023

to

30 Nov 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

15 CLYDE ROAD SAFETY BEACH VIC 3936	\$850,000	10-Aug-24
13 DALE AVENUE SAFETY BEACH VIC 3936	\$850,000	23-Nov-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.

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Matt Carroll  
P 0458 777 735  
M 0458 777 735  
E matt@scenicproperty.com.au

**15 CLYDE ROAD SAFETY BEACH  
VIC 3936**

 2  1  -

Sold Price **\$850,000** Sold Date **10-Aug-24**

Distance **0.25km**

**13 DALE AVENUE SAFETY BEACH  
VIC 3936**

 3  1  2

Sold Price <sup>RS</sup> **\$850,000** Sold Date **23-Nov-24**

Distance **0.17km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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