

## 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

62 VICTORIA STREET 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

\$1,650,000

&

\$1,815,000

### 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

5 PEBBLE WAY SAFETY BEACH VIC 3936	\$1,680,000	12-Oct-24
17 ILUKA STREET SAFETY BEACH VIC 3936	\$1,900,000	30-Aug-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: 10 December 2024

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**5 PEBBLE WAY SAFETY BEACH  
VIC 3936**

 3  2  -

Sold Price <sup>RS</sup> **\$1,680,000** Sold Date **12-Oct-24**

Distance **0.99km**



**17 ILUKA STREET SAFETY BEACH  
VIC 3936**

 4  3  3

Sold Price **\$1,900,000** Sold Date **30-Aug-24**

Distance **0.57km**

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

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