

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

9 PALM TREE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,145,000

Property type

House

Suburb

Safety Beach

Period-from

01 Sep 2023

to

31 Aug 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

9 DUSKY DRIVE SAFETY BEACH VIC 3936	\$975,000	17-Jul-24
72 VICTORIA STREET SAFETY BEACH VIC 3936	\$1,050,000	20-Jul-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: 27 September 2024

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9 DUSKY DRIVE SAFETY BEACH VIC 3936

 3  2  2

Sold Price

^{RS}

\$975,000

Sold Date

17-Jul-24

Distance

0.44km



72 VICTORIA STREET SAFETY BEACH VIC 3936

 3  2  2

Sold Price

^{RS}

\$1,050,000

Sold Date

20-Jul-24

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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