

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 Deck Terrace 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Land

Suburb

Safety Beach

Period-from

01 Apr 2020

to

31 Mar 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

13 Deck Terrace Safety Beach VIC 3936	\$460,000	15-Feb-21
10 Anchorage Avenue Safety Beach VIC 3936	\$410,000	15-Nov-20
26 Anchorage Avenue Safety Beach VIC 3936	\$450,000	23-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: 28 April 2021



13 Deck Terrace Safety Beach VIC 3936

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  -
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Sold Price

\$460,000

Sold Date

15-Feb-21

Distance

0.05km



10 Anchorage Avenue Safety Beach VIC 3936

 -
  -
  -

Sold Price

\$410,000

Sold Date

15-Nov-20

Distance

0.22km



26 Anchorage Avenue Safety Beach VIC 3936

 -
  -
  -

Sold Price

\$450,000

Sold Date

23-Jan-21

Distance

0.3km



24 Deck Terrace Safety Beach VIC 3936

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  -
  -

Sold Price

^{RS} **\$490,000**

Sold Date

05-Feb-21

Distance

0.1km



23 Spinnaker Terrace Safety Beach VIC 3936

 4
  3
  1

Sold Price

\$390,000

Sold Date

29-Oct-20

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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