

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 PICKINGS ROAD 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Safety Beach

Period-from

01 Nov 2023

to

31 Oct 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

8 PICKINGS ROAD SAFETY BEACH VIC 3936	\$915,000	31-Jul-24
41 BRIAN STREET SAFETY BEACH VIC 3936	\$1,080,000	03-Jun-24
17 PALM TREE DRIVE SAFETY BEACH VIC 3936	\$1,165,000	15-Oct-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: 28 November 2024



**8 PICKINGS ROAD SAFETY BEACH
VIC 3936**

3 1 4

Sold Price

\$915,000

Sold Date

31-Jul-24

Distance

0.02km



**41 BRIAN STREET SAFETY BEACH
VIC 3936**

4 2 2

Sold Price

\$1,080,000

Sold Date

03-Jun-24

Distance

0.17km



**17 PALM TREE DRIVE SAFETY
BEACH VIC 3936**

3 2 2

Sold Price

\$1,165,000

Sold Date

15-Oct-24

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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