

## 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

87 VICTORIA STREET SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$1,300,000

Property type

Land

Suburb

Safety Beach

Period-from

01 Mar 2022

to

28 Feb 2023

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 39 PALM TREE DRIVE SAFETY BEACH VIC 3936  | \$995,000   | 10-Jan-23 |
| 12 PATTERSON STREET SAFETY BEACH VIC 3936 | \$1,050,000 | 15-Feb-23 |
| 73 VICTORIA STREET SAFETY BEACH VIC 3936  | \$1,080,000 | 10-Dec-22 |

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

 3  2  2

Sold Price **\$995,000** Sold Date **10-Jan-23**

Distance **0.71km**



**12 PATTERSON STREET SAFETY  
BEACH VIC 3936**

 4  2  2

Sold Price <sup>RS</sup> **\$1,050,000** <sup>UN</sup> Sold Date **15-Feb-23**

Distance **0.36km**



**73 VICTORIA STREET SAFETY  
BEACH VIC 3936**

 4  2  2

Sold Price **\$1,080,000** Sold Date **10-Dec-22**

Distance **0.11km**

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

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