

# STATEMENT OF INFORMATION

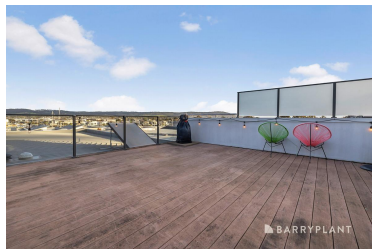
46 SPINNAKER TERRACE, SAFETY BEACH, VIC 3936

PREPARED BY CAMPBELL LEO, BARRY PLANT ROSEBUD, PHONE: 0438 901 603



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 46 SPINNAKER TERRACE, SAFETY

 4  2  2

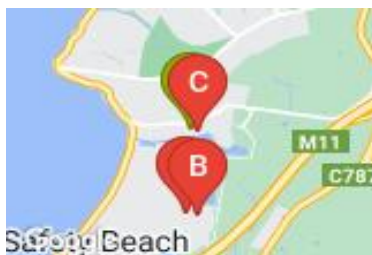
#### Indicative Selling Price

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

Price Range: **\$1,100,000 to \$1,200,000**

Provided by: Campbell Leo, Barry Plant Rosebud

## MEDIAN SALE PRICE



### SAFETY BEACH, VIC, 3936

Suburb Median Sale Price (House)

**\$1,197,500**

01 July 2023 to 30 June 2024

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



### 12 OCEANIC DR, SAFETY BEACH, VIC 3936

 3  2  2

#### Sale Price

**\*\$1,140,000**

Sale Date: 28/05/2024

Distance from Property: 1.2km



### 16 SEAHAVEN WAY, SAFETY BEACH, VIC 3936

 3  2  2

#### Sale Price

**\$1,200,000**

Sale Date: 27/02/2024

Distance from Property: 1.2km



### 43 SPINNAKER TCE, SAFETY BEACH, VIC 3936

 3  2  2

#### Sale Price

**\$1,300,000**

Sale Date: 31/03/2024

Distance from Property: 80m



This report has been compiled on 01/08/2024 by Barry Plant Rosebud. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

### Property offered for sale

Address  
Including suburb and

46 SPINNAKER TERRACE, 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)

Price Range:

\$1,100,000 to \$1,200,000

### Median sale price

Median price

\$1,197,500

Property type

House

Suburb

SAFETY BEACH

Period

01 July 2023 to 30 June 2024

Source



### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

12 OCEANIC DR, SAFETY BEACH, VIC 3936	*\$1,140,000	28/05/2024
16 SEAHAVEN WAY, SAFETY BEACH, VIC 3936	\$1,200,000	27/02/2024
43 SPINNAKER TCE, SAFETY BEACH, VIC 3936	\$1,300,000	31/03/2024

This Statement of Information was prepared

01/08/2024