

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

25A/113 Country Club 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Dec 2019

to

30 Nov 2020

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

45/113 Country Club Drive Safety Beach VIC 3936	\$530,000	18-May-20
3/113 Country Club Drive Safety Beach VIC 3936	\$457,000	18-Apr-20
36/113 Country Club Drive Safety Beach VIC 3936	\$475,000	09-Nov-20

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: 1 December 2020



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**45/113 Country Club Drive Safety
Beach VIC 3936**

3 1 2

Sold Price **\$530,000** Sold Date **18-May-20**

Distance **0.05km**



**3/113 Country Club Drive Safety
Beach VIC 3936**

2 1 1

Sold Price **\$457,000** Sold Date **18-Apr-20**

Distance **0.03km**



**36/113 Country Club Drive Safety
Beach VIC 3936**

2 1 2

Sold Price **\$475,000** Sold Date **09-Nov-20**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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