

## 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

45 PALM TREE DRIVE SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,125,000

Property type

House

Suburb

Safety Beach

Period-from

01 May 2021

to

30 Apr 2022

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 2 SOMERSET PLACE SAFETY BEACH VIC 3936    | \$1,150,000 | 24-Dec-21 |
| 19 DUSKY DRIVE SAFETY BEACH VIC 3936      | \$1,160,000 | 08-Mar-22 |
| 110 PALM TREE DRIVE SAFETY BEACH VIC 3936 | \$1,232,000 | 22-Jan-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.~~

This Statement of Information was prepared on: 07 May 2022

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## 2 SOMERSET PLACE SAFETY BEACH VIC 3936

4 2 2

Sold Price **\$1,150,000** Sold Date **24-Dec-21**

Distance -



## 19 DUSKY DRIVE SAFETY BEACH VIC 3936

3 2 2

Sold Price <sup>RS</sup> **\$1,160,000** Sold Date **08-Mar-22**

Distance **0.7km**



## 110 PALM TREE DRIVE SAFETY BEACH VIC 3936

4 2 4

Sold Price **\$1,232,000** Sold Date **22-Jan-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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