

# STATEMENT OF INFORMATION

10 DECK TERRACE, SAFETY BEACH, VIC 3936

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 10 DECK TERRACE, SAFETY BEACH, VIC

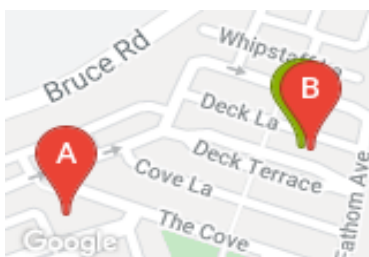


#### Indicative Selling Price

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

Single Price: **\$500,000**

## MEDIAN SALE PRICE



### SAFETY BEACH, VIC, 3936

Suburb Median Sale Price (Vacant Land)

**\$560,000**

01 July 2020 to 30 June 2021

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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 six months.



### 19 THE COVE, SAFETY BEACH, VIC 3936



#### Sale Price

**\*\$580,000**

Sale Date: 05/04/2021

Distance from Property: 199m



### 6 DECK TCE, SAFETY BEACH, VIC 3936



#### Sale Price

**\$335,500**

Sale Date: 31/05/2021

Distance from Property: 8m



## 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

10 DECK TERRACE, 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)

Single Price:

\$500,000

### Median sale price

Median price

\$560,000

Property type

Land

Suburb

SAFETY BEACH

Period

01 July 2020 to 30 June 2021

Source



### Comparable property sales

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 six months.

#### Address of comparable property

#### Price

#### Date of sale

19 THE COVE, SAFETY BEACH, VIC 3936	*\$580,000	05/04/2021
6 DECK TCE, SAFETY BEACH, VIC 3936	\$335,500	31/05/2021

This Statement of Information was prepared

19/08/2021