

## 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

27 LANSELL AVENUE 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Safety Beach

Period-from

01 Sep 2023

to

31 Aug 2024

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 SEASCAPE PLACE SAFETY BEACH VIC 3936	\$1,100,000	23-Jul-24
72 VICTORIA STREET SAFETY BEACH VIC 3936	\$1,050,000	20-Jul-24

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: 02 September 2024



2 SEASCAPE PLACE SAFETY BEACH VIC 3936

3

2

2

Sold Price

RS\$1,100,000

Sold Date

23-Jul-24

Distance

0.17km



72 VICTORIA STREET SAFETY BEACH VIC 3936

3

2

2

Sold Price

RS\$1,050,000

Sold Date

20-Jul-24

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER

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