

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

33 PRESCOTT AVENUE 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,282,500

Property type

House

Suburb

Safety Beach

Period-from

01 Oct 2021

to

30 Sep 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

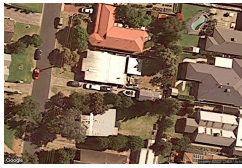
Date of sale

24 TASSEL ROAD SAFETY BEACH VIC 3936	\$1,000,000	06-Jun-22
51 NEPEAN HIGHWAY SAFETY BEACH VIC 3936	\$990,000	13-Apr-22
4 DAVIES STREET SAFETY BEACH VIC 3936	\$1,250,000	07-Sep-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: 10 October 2022


**24 TASSEL ROAD SAFETY BEACH
VIC 3936**
 4  2  2

Sold Price

\$1,000,000

Sold Date

06-Jun-22

Distance

0.11km

**51 NEPEAN HIGHWAY SAFETY
BEACH VIC 3936**
 3  1  1

Sold Price

\$990,000

Sold Date

13-Apr-22

Distance

1.1km

**4 DAVIES STREET SAFETY BEACH
VIC 3936**
 4  3  2

Sold Price

^{RS} **\$1,250,000**

Sold Date

07-Sep-22

Distance

1.42km
RS = Recent sale

UN = Undisclosed Sale

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