

## 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

5A Patterson Street 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Safety Beach

Period-from

01 Nov 2019

to

31 Oct 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 7 Clipper Quay Safety Beach VIC 3936       | \$1,725,000 | 30-Mar-20 |
| 2/116 Marine Drive Safety Beach VIC 3936   | \$1,100,000 | 28-May-20 |
| 50 Spinnaker Terrace Safety Beach VIC 3936 | \$998,000   | 22-Dec-19 |

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: 18 November 2020


**7 Clipper Quay Safety Beach VIC 3936**
 4  3  2

Sold Price

**\$1,725,000**

Sold Date **30-Mar-20**

Distance

**0.6km**

**2/116 Marine Drive Safety Beach VIC 3936**
 3  2  2

Sold Price

**\$1,100,000**

Sold Date **28-May-20**

Distance

**0.84km**

**50 Spinnaker Terrace Safety Beach VIC 3936**
 4  3  2

Sold Price

**\$998,000**

Sold Date **22-Dec-19**

Distance

**0.87km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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