

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

5 BINNACLE COURT 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

or range
between

\$875,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,500

Property type

Unit

Suburb

Safety Beach

Period-from

01 Jan 2024

to

31 Dec 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

2/17 DAVIES STREET SAFETY BEACH VIC 3936	\$845,000	18-Jul-24
102/9 WATERFRONT PLACE SAFETY BEACH VIC 3936	\$1,150,000	11-Dec-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: 09 January 2025



2/17 DAVIES STREET SAFETY BEACH VIC 3936

3 2 2

Sold Price **\$845,000** Sold Date **18-Jul-24**

Distance **0.79km**



102/9 WATERFRONT PLACE SAFETY BEACH VIC 3936

2 2 2

Sold Price ^{RS} **\$1,150,000** Sold Date **11-Dec-24**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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