

## 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

52B RYMER 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

\$1,100,000

&

\$1,195,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Safety Beach

Period-from

01 Feb 2024

to

31 Jan 2025

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

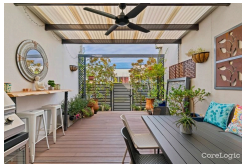
Date of sale

45 SPINNAKER TERRACE SAFETY BEACH VIC 3936	\$1,185,000	29-Nov-23
46 SPINNAKER TERRACE SAFETY BEACH VIC 3936	\$1,150,000	10-Aug-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: 24 February 2025



## 45 SPINNAKER TERRACE SAFETY BEACH VIC 3936

 3  2  2

Sold Price

**\$1,185,000**

Sold Date

**29-Nov-23**

Distance

**0.61km**



## 46 SPINNAKER TERRACE SAFETY BEACH VIC 3936

 4  2  2

Sold Price

**\$1,150,000**

Sold Date

**10-Aug-24**

Distance

**0.61km**

RS = Recent sale

UN = Undisclosed Sale

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