

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

6 PORTSIDE WAY 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

\$995,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,158,000

Property type

House

Suburb

Safety Beach

Period-from

01 Jun 2021

to

31 May 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

59 OCEANIC DRIVE SAFETY BEACH VIC 3936	\$1,090,000	14-Mar-22
55 SPINNAKER TERRACE SAFETY BEACH VIC 3936	\$925,000	30-Jan-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: 08 June 2022

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**59 OCEANIC DRIVE SAFETY
BEACH VIC 3936**

3 2 2

 Sold Price ^{RS} **\$1,090,000** Sold Date **14-Mar-22**

 Distance **0.12km**

**55 SPINNAKER TERRACE SAFETY
BEACH VIC 3936**

3 2 2

 Sold Price **\$925,000** Sold Date **30-Jan-22**

 Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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