

## 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

68 Country Club Drive 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

\$1,080,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Safety Beach

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 12A Frank Street Safety Beach VIC 3936    | \$1,200,000 | 22-Feb-21 |
| 1 Palm Tree Drive Safety Beach VIC 3936   | \$1,038,000 | 18-Apr-21 |
| 40 Patterson Street Safety Beach VIC 3936 | \$1,196,000 | 18-Apr-21 |

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: 26 April 2021


**12A Frank Street Safety Beach VIC 3936**

Sold Price

**\$1,200,000**

Sold Date

**22-Feb-21**
 4
 2
 5

Distance

**0.74km**

**1 Palm Tree Drive Safety Beach VIC 3936**

Sold Price

<sup>RS</sup> **\$1,038,000**

Sold Date

**18-Apr-21**
 3
 2
 2

Distance

**0.77km**

**40 Patterson Street Safety Beach VIC 3936**

Sold Price

<sup>RS</sup> **\$1,196,000**

Sold Date

**18-Apr-21**
 3
 2
 3

Distance

**1.65km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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