

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

9 MAGGIE MEWS 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

\$1,125,000

&

\$1,230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,160,000

Property type

House

Suburb

Safety Beach

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

4 MAGGIE MEWS SAFETY BEACH VIC 3936	\$1,200,000	16-May-25
44 COVESIDE AVENUE SAFETY BEACH VIC 3936	\$1,140,000	27-Mar-25
29 THURLOO DRIVE SAFETY BEACH VIC 3936	\$1,330,000	21-Jun-25

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.~~

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Danae Eden
P 5975 4999
M 0419 859 868
E deden@barryplant.com.au



4 MAGGIE MEWS SAFETY BEACH VIC 3936

 5  2  2

Sold Price ^{RS} **\$1,200,000** Sold Date **16-May-25**

Distance **0.05km**

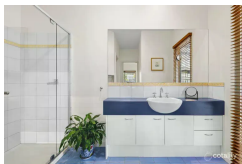


44 COVESIDE AVENUE SAFETY BEACH VIC 3936

 3  2  2

Sold Price ^{RS} **\$1,140,000** Sold Date **27-Mar-25**

Distance **0.44km**



29 THURLOO DRIVE SAFETY BEACH VIC 3936

 3  2  2

Sold Price ^{RS} **\$1,330,000** Sold Date **21-Jun-25**

Distance **0.97km**

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

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