Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	100 COUNTRY CLUB DRIVE 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	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$921,194	Property type	House	Suburb	Safety Beach
Period-from	01 Nov 2020	to	31 Oct 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within five kilometres of the property for sale in the last 18 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
26 MARINER PLACE SAFETY BEACH VIC 3936	$1,310,000	15-Oct-21
41 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	$1,235,000	03-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 30 November 2021

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26 MARINER PLACE SAFETY BEACH VIC 3936

4 3 2

Sold Price RS **$1,310,000** Sold Date **15-Oct-21**

Distance **0.41km**



41 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

3 2 2

Sold Price RS **$1,235,000** Sold Date **03-Oct-21**

Distance **0.67km**

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

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