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	7 DALE AVENUE 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	$1,095,000	Property type	House	Suburb	Safety Beach
Period-from	01 Apr 2021	to	31 Mar 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
9 OSBORNE STREET SAFETY BEACH VIC 3936	$1,040,000	26-Mar-22
35 DAVIES STREET SAFETY BEACH VIC 3936	$1,370,000	19-Mar-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: 12 April 2022

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9 OSBORNE STREET SAFETY BEACH VIC 3936

3 1 2

Sold Price RS **$1,040,000** Sold Date **26-Mar-22**

Distance **1.46km**



35 DAVIES STREET SAFETY BEACH VIC 3936

3 2 -

Sold Price RS **$1,370,000** Sold Date **19-Mar-22**

Distance **1.73km**

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

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