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 OSBORNE STREET 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	$960,000	&	$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,060,000	Property type	House	Suburb	Safety Beach
Period-from	01 Mar 2021	to	28 Feb 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
15 BRIAN STREET SAFETY BEACH VIC 3936	$1,010,000	25-Oct-21
8 BRIAN STREET SAFETY BEACH VIC 3936	$1,040,000	10-Feb-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: 10 March 2022

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15 BRIAN STREET SAFETY BEACH VIC 3936

3 1 4

Sold Price **$1,010,000** Sold Date **25-Oct-21**

Distance **1.48km**



8 BRIAN STREET SAFETY BEACH VIC 3936

3 2 1

Sold Price RS **$1,040,000** Sold Date **10-Feb-22**

Distance **1.49km**

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

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