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<br>Including suburb and postcode | 14 BUCKLEY 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 | $1,000,000 | & | $1,100,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,280,000 | Property type | House | Suburb | Safety Beach |
| Period-from | 01 Nov 2021 | to | 31 Oct 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 |
|---|---|---|
| 114 PALM TREE DRIVE SAFETY BEACH VIC 3936 | $972,500 | 20-Oct-22 |
| 33 PRESCOTT AVENUE SAFETY BEACH VIC 3936 | $955,000 | 17-Oct-22 |
| 4 DAVIES STREET SAFETY BEACH VIC 3936 | $1,250,000 | 01-Sep-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: 07 November 2022

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**114 PALM TREE DRIVE SAFETY BEACH VIC 3936**

3 2 2

Sold Price RS **$972,500** Sold Date **20-Oct-22**

Distance **1.4km**



**33 PRESCOTT AVENUE SAFETY BEACH VIC 3936**

4 2 2

Sold Price RS **$955,000** UN Sold Date **17-Oct-22**

Distance **1.76km**



**4 DAVIES STREET SAFETY BEACH VIC 3936**

4 3 2

Sold Price **$1,250,000** Sold Date **01-Sep-22**

Distance **0.35km**

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

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