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 | 2B WALTER 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 | $820,000 | & | $860,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,150,000 | Property type | House | Suburb | Safety Beach |
| Period-from | 01 Dec 2023 | to | 30 Nov 2024 | 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 |
|---|---|---|
| 28 WALTER STREET SAFETY BEACH VIC 3936 | $840,000 | 24-Oct-24 |
| 13 DALE AVENUE SAFETY BEACH VIC 3936 | $850,000 | 23-Nov-24 |
| | | |

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: 05 December 2024

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**28 WALTER STREET SAFETY BEACH VIC 3936**

3 2 2

Sold Price RS **$840,000** Sold Date **24-Oct-24**

Distance **0.18km**



**13 DALE AVENUE SAFETY BEACH VIC 3936**

3 1 2

Sold Price RS **$850,000** Sold Date **23-Nov-24**

Distance **0.9km**

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

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