

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

13/10D 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Oct 2022

to

30 Sep 2023

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

24/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$600,000	11-Jul-23
27/140 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$605,000	10-May-23
3/26 DROMANA PARADE SAFETY BEACH VIC 3936	\$630,000	20-Jun-23

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.~~

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**24/113 COUNTRY CLUB DRIVE
SAFETY BEACH VIC 3936**

 2  1  1

Sold Price **\$600,000** Sold Date **11-Jul-23**

Distance **1.16km**



**27/140 COUNTRY CLUB DRIVE
SAFETY BEACH VIC 3936**

 2  1  2

Sold Price **\$605,000** Sold Date **10-May-23**

Distance **1.31km**



**3/26 DROMANA PARADE SAFETY
BEACH VIC 3936**

 2  1  1

Sold Price **\$630,000** Sold Date **20-Jun-23**

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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