

## 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

5A Patterson Street Safety Beach VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$870,000

Property type

House

Suburb

Safety Beach

Period-from

01 Nov 2019

to

31 Oct 2020

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

7 Clipper Quay Safety Beach VIC 3936	\$1,725,000	30-Mar-20
2/116 Marine Drive Safety Beach VIC 3936	\$1,100,000	28-May-20
50 Spinnaker Terrace Safety Beach VIC 3936	\$998,000	22-Dec-19

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: 18 November 2020

**7 Clipper Quay Safety Beach VIC 3936**4  3  2 Sold Price **\$1,725,000** Sold Date **30-Mar-20**Distance **0.6km****2/116 Marine Drive Safety Beach VIC 3936**3  2  2 Sold Price **\$1,100,000** Sold Date **28-May-20**Distance **0.84km****50 Spinnaker Terrace Safety Beach VIC 3936**4  3  2 Sold Price **\$998,000** Sold Date **22-Dec-19**Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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