## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  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 say 99,000 & \$438,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$1,165,000 Property type House Suburb Safety Beach  Period-from 01 Jun 2024 to 31 May 2025 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	Property offered for sal	е						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price or range between \$399,000 & \$438,000  Median sale price (*Delete house or unit as applicable)  Median Price \$1,165,000 Property type House Suburb Safety Beach  Period-from 01 Jun 2024 to 31 May 2025 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.	Including suburb and	20 DECK TERRACE SAFETY BEACH VIC 3936						
Median sale price  (*Delete house or unit as applicable)  Median Price \$1,165,000 Property type House Suburb Safety Beach  Period-from 01 Jun 2024 to 31 May 2025 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.	•	e see consumer.vio	c.gov.a	u/underquoting(	*Delete single	price	or range a	as applicable)
(*Delete house or unit as applicable)  Median Price \$1,165,000 Property type House Suburb Safety Beach  Period-from 01 Jun 2024 to 31 May 2025 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.	Single Price			9	\$399,00	0	&	\$438,000
Period-from 01 Jun 2024 to 31 May 2025 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.	•	olicable)						
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.	Median Price	\$1,165,000 Property type Ho			House		Suburb	Safety Beach
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.	Period-from	01 Jun 2024	to	to 31 May 2025 So			Corelogic	
	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to					he pro	operty for s	<del>ale.</del>
OR								

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: 06 June 2025



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