

## 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

25/113 Country Club Drive 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$669,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Jul 2019

to

30 Jun 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

45/113 Country Club Drive Safety Beach VIC 3936	\$530,000	18-May-20
3/113 Country Club Drive Safety Beach VIC 3936	\$457,000	18-Apr-20
11/113 Country Club Drive Safety Beach VIC 3936	\$555,000	06-Nov-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: 15 July 2020



**45/113 Country Club Drive Safety Beach VIC 3936**

 3  1  2

Sold Price **\$530,000** Sold Date **18-May-20**

Distance **0.08km**



**3/113 Country Club Drive Safety Beach VIC 3936**

 2  1  1

Sold Price **\$457,000** Sold Date **18-Apr-20**

Distance **0.04km**



**11/113 Country Club Drive Safety Beach VIC 3936**

 3  1  2

Sold Price **\$555,000** Sold Date **06-Nov-19**

Distance **0.07km**



**34/113 Country Club Drive Safety Beach VIC 3936**

 3  1  2

Sold Price **\$495,000** Sold Date **18-Dec-18**

Distance **0.08km**



**37/113 Country Club Drive Safety Beach VIC 3936**

 3  1  2

Sold Price **\$485,000** Sold Date **25-Sep-19**

Distance **0.15km**

RS = Recent sale      UN = Undisclosed Sale

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