

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

2 COVESIDE AVENUE 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

\$1,375,000

&

\$1,425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Safety Beach

Period-from

01 Sep 2023

to

31 Aug 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

7 MAGGIE MEWS SAFETY BEACH VIC 3936	\$1,550,000	07-Aug-24
5 TWILIGHT PLACE SAFETY BEACH VIC 3936	\$1,425,000	25-Jul-24
26 MACKS PLACE SAFETY BEACH VIC 3936	\$1,310,000	27-Apr-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 September 2024

**7 MAGGIE MEWS SAFETY BEACH
VIC 3936**

4 3 4

Sold Price ^{RS} **\$1,550,000** ^{UN} Sold Date **07-Aug-24**Distance **0.69km****5 TWILIGHT PLACE SAFETY
BEACH VIC 3936**

4 2 4

Sold Price ^{RS} **\$1,425,000** Sold Date **25-Jul-24**Distance **0.32km****26 MACKS PLACE SAFETY BEACH
VIC 3936**

4 2 2

Sold Price ^{RS} **\$1,310,000** Sold Date **27-Apr-24**Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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