

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

20/140 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Feb 2020

to

31 Jan 2021

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

25/113 Country Club Drive Safety Beach VIC 3936	\$521,000	22-Oct-20
9/178 Dromana Parade Safety Beach VIC 3936	\$560,000	20-Oct-20

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: 24 February 2021



25/113 Country Club Drive Safety Beach VIC 3936

 3  1  4

Sold Price

\$521,000

Sold Date

22-Oct-20

Distance

0.26km

9/178 Dromana Parade Safety Beach VIC 3936

 3  1  1

Sold Price

\$560,000

Sold Date

20-Oct-20

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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