

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

2/27 SEAVIEW 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/194 DROMANA PARADE SAFETY BEACH VIC 3936	\$750,000	26-Apr-23
1/33 HEALES STREET DROMANA VIC 3936	\$720,000	01-May-23
1/11 BEACHURST AVENUE DROMANA VIC 3936	\$780,000	18-Nov-22

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: 28 January 2024



3/194 DROMANA PARADE SAFETY BEACH VIC 3936 Sold Price **\$750,000** Sold Date **26-Apr-23**

 3  1  1

Distance **0.22km**



1/33 HEALES STREET DROMANA VIC 3936 Sold Price **\$720,000** Sold Date **01-May-23**

 2  1  1

Distance **3.86km**



1/11 BEACHURST AVENUE DROMANA VIC 3936 Sold Price **\$780,000** Sold Date **18-Nov-22**

 3  2  2

Distance **2.06km**

RS = Recent sale

UN = Undisclosed Sale

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