

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

6 DALE 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

\$659,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

Property type

House

Suburb

Safety Beach

Period-from

01 Dec 2022

to

30 Nov 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

8 LOMBARDY AVENUE DROMANA VIC 3936	\$685,000	16-Oct-23
71 PALMERSTON AVENUE DROMANA VIC 3936	\$615,000	10-Nov-23
3/26 DROMANA PARADE SAFETY BEACH VIC 3936	\$630,000	20-Jun-23

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: 11 December 2023



8 LOMBARDY AVENUE DROMANA VIC 3936

Sold Price

RS

\$685,000

Sold Date

16-Oct-23

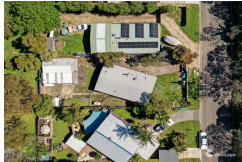
3

1

1

Distance

1.77km



71 PALMERSTON AVENUE DROMANA VIC 3936

Sold Price

RS

\$615,000

UN

Sold Date

10-Nov-23

3

1

-

Distance

1.56km



3/26 DROMANA PARADE SAFETY BEACH VIC 3936

Sold Price

\$630,000

Sold Date

20-Jun-23

2

1

-

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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