

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

92 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

\$974,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Safety Beach

Period-from

01 Aug 2020

to

31 Jul 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

99 Seaview Avenue Safety Beach VIC 3936

\$995,000

17-Apr-21

41 Tonkin Street Safety Beach VIC 3936

\$985,880

26-Mar-21

20 Rymer Avenue Safety Beach VIC 3936

\$861,000

26-Jun-21

OR 70 Dromana Parade, Safety Beach VIC 3936

\$1,000,000

05-Apr-21

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: 27 August 2021


99 Seaview Avenue Safety Beach VIC 3936
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Sold Price

^{RS}
\$995,000

Sold Date

17-Apr-21

Distance

0.1km

41 Tonkin Street Safety Beach VIC 3936
 4  2  2

Sold Price

\$985,880

Sold Date

26-Mar-21

Distance

0.83km

20 Rymer Avenue Safety Beach VIC 3936
 -  -  -

Sold Price

^{RS}
\$861,000

Sold Date

26-Jun-21

Distance

0.97km

70 Dromana Parade Safety Beach VIC 3936
 3  2  1

Sold Price

\$1,000,000

Sold Date

05-Apr-21

Distance

1.87km
RS = Recent sale

UN = Undisclosed Sale

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