

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

2/12 Iluka Street 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Oct 2019

to

30 Sep 2020

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

4/315 Dromana Parade Safety Beach VIC 3936	\$850,000	05-Mar-20
41 Helm Avenue Safety Beach VIC 3936	\$840,000	26-Oct-19
1/178 Dromana Parade Safety Beach VIC 3936	\$800,000	27-Feb-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: 15 October 2020



4/315 Dromana Parade Safety Beach VIC 3936

 3  2  2

Sold Price **\$850,000** Sold Date **05-Mar-20**

Distance **0.44km**



41 Helm Avenue Safety Beach VIC 3936

 3  2  2

Sold Price **\$840,000** Sold Date **26-Oct-19**

Distance **0.73km**



1/178 Dromana Parade Safety Beach VIC 3936

 3  2  2

Sold Price **\$800,000** Sold Date **27-Feb-20**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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