

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

2/26 BALMORAL 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

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,250

Property type

House

Suburb

Safety Beach

Period-from

01 Jul 2022

to

30 Jun 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

1/5 FORBES STREET SAFETY BEACH VIC 3936	\$860,000	08-Feb-23
2/178 DROMANA PARADE SAFETY BEACH VIC 3936	\$920,000	25-Feb-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.

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**1/5 FORBES STREET SAFETY
BEACH VIC 3936**

 3  2  2

Sold Price **\$860,000** Sold Date **08-Feb-23**

Distance **0.61km**



**2/178 DROMANA PARADE SAFETY
BEACH VIC 3936**

 2  2  2

Sold Price **\$920,000** Sold Date **25-Feb-23**

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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