

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

15/140 COUNTRY CLUB DRIVE 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Feb 2024

to

31 Jan 2025

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

9/102A COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$615,000	18-Jan-25
10/178 DROMANA PARADE SAFETY BEACH VIC 3936	\$661,000	03-Feb-25
5/54 KANGERONG AVENUE DROMANA VIC 3936	\$625,000	28-Nov-24

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: 19 February 2025

**9/102A COUNTRY CLUB DRIVE
SAFETY BEACH VIC 3936**

2 1 1

Sold Price

RS

\$615,000

Sold Date

18-Jan-25

Distance

0.33km**10/178 DROMANA PARADE
SAFETY BEACH VIC 3936**

2 1 1

Sold Price

RS

\$661,000

Sold Date

03-Feb-25

Distance

1.74km**5/54 KANGERONG AVENUE
DROMANA VIC 3936**

2 1 1

Sold Price

\$625,000

Sold Date

28-Nov-24

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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