

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

17 Woodlands Grove 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

\$1,290,000

&

\$1,410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,500

Property type

House

Suburb

Safety Beach

Period-from

01 Nov 2020

to

31 Oct 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

25 Prescott Avenue Safety Beach VIC 3936	\$1,306,000	09-Oct-21
18 Pickings Road Safety Beach VIC 3936	\$1,720,000	27-Apr-21
12 Seacombe Street Dromana VIC 3936	\$1,525,000	27-May-21

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: 23 November 2021


25 Prescott Avenue Safety Beach VIC 3936
 2  1  -

Sold Price

^{RS} **\$1,306,000**

Sold Date

09-Oct-21

Distance

0.65km

18 Pickings Road Safety Beach VIC 3936
 4  2  4

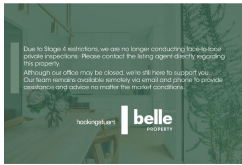
Sold Price

\$1,720,000

Sold Date

27-Apr-21

Distance

1.07km

12 Seacombe Street Dromana VIC 3936
 4  2  2

Sold Price

\$1,525,000

Sold Date

27-May-21

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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