

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

4/181 Dromana Parade 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

\$699,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Land

Suburb

Safety Beach

Period-from

01 May 2019

to

30 Apr 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

1/170 Dromana Parade Safety Beach VIC 3936	\$695,000	02-Feb-20
2/174 Dromana Parade Safety Beach VIC 3936	\$750,000	18-Nov-19
4/174 Dromana Parade Safety Beach VIC 3936	\$785,000	09-Dec-19

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 May 2020



GRANGER

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**1/170 Dromana Parade Safety
Beach VIC 3936**

3 2 2

Sold Price **\$695,000** Sold Date **02-Feb-20**

Distance **0.42km**



**2/174 Dromana Parade Safety
Beach VIC 3936**

3 2 2

Sold Price **\$750,000** Sold Date **18-Nov-19**

Distance **0.45km**



**4/174 Dromana Parade Safety
Beach VIC 3936**

3 2 2

Sold Price **\$785,000** Sold Date **09-Dec-19**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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