

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

4/152 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Oct 2020

to

30 Sep 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

2/152 Dromana Parade Safety Beach VIC 3936	\$878,000	28-Sep-21
1/152 Dromana Parade Safety Beach VIC 3936	\$885,000	08-Jul-21
17A Patterson Street Safety Beach VIC 3936	\$880,000	23-Aug-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: 08 October 2021

SHORELINE

REAL ESTATE

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2/152 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

^{RS} **\$878,000** Sold Date **28-Sep-21**

Distance **0.04km**



1/152 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

\$885,000 Sold Date **08-Jul-21**

Distance **0.07km**



17A Patterson Street Safety Beach VIC 3936

3 2 4

Sold Price

^{RS} **\$880,000** Sold Date **23-Aug-21**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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