

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

4/207 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

\$369,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Business

Suburb

Safety Beach

Period-from

01 Nov 2018

to

31 Oct 2019

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

8/207 Dromana Parade Safety Beach VIC 3936	\$359,444	26-Aug-19
2/150 Dromana Parade Safety Beach VIC 3936	\$490,000	24-Jun-19
30/140 Country Club Drive Safety Beach VIC 3936	\$450,000	11-Aug-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: 12 November 2019


8/207 Dromana Parade Safety Beach VIC 3936
 2  1  1

Sold Price

^{RS} **\$359,444** Sold Date **26-Aug-19**

 Distance **0.05km**

2/150 Dromana Parade Safety Beach VIC 3936
 2  1  1

Sold Price

^{RS} **\$490,000** Sold Date **24-Jun-19**

 Distance **0.11km**

30/140 Country Club Drive Safety Beach VIC 3936
 2  1  1

Sold Price

^{RS} **\$450,000** Sold Date **11-Aug-19**

 Distance **1.43km**
RS = Recent sale

UN = Undisclosed Sale

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