

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

1/315 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

\$740,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

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

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
2/25 Pickings Road Safety Beach VIC 3936	\$700,000	18-Sep-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: 16 May 2020



2/174 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

\$750,000

Sold Date

18-Nov-19

Distance

0.6km



4/174 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

\$785,000

Sold Date

09-Dec-19

Distance

0.61km



2/25 Pickings Road Safety Beach VIC 3936

3 2 2

Sold Price

\$700,000

Sold Date

18-Sep-19

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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