

## 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

4/231 Dromana Parade Safety Beach VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$860,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$753,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Jan 2021

to

31 Dec 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

2/146 Dromana Parade Safety Beach VIC 3936	\$900,000	24-Oct-21
1/33 Davies Street Safety Beach VIC 3936	\$885,000	05-Dec-21
4/152 Dromana Parade Safety Beach VIC 3936	\$900,000	05-Nov-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: 12 January 2022



**2/146 Dromana Parade Safety Beach VIC 3936**

 3  3  2

Sold Price **\$900,000** Sold Date **24-Oct-21**

Distance **0.21km**



**1/33 Davies Street Safety Beach VIC 3936**

 3  2  1

Sold Price <sup>RS</sup> **\$885,000** Sold Date **05-Dec-21**

Distance **0.99km**



**4/152 Dromana Parade Safety Beach VIC 3936**

 3  2  3

Sold Price <sup>RS</sup> **\$900,000** Sold Date **05-Nov-21**

Distance **0.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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