

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

6 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Safety Beach

Period-from

01 Mar 2020

to

28 Feb 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

19 Clyde Road Safety Beach VIC 3936	\$795,000	20-Mar-21
19 Fairway Drive Safety Beach VIC 3936	\$785,000	03-Mar-21
40 Tonkin Street Safety Beach VIC 3936	\$722,500	28-Nov-20

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: 29 March 2021



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COVID-19 Awareness
OFI & AUCTION POLICY

COVID-19 AWARENESS

COVID-19 AWARENESS

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For more information on the OFI & Auction Policy, please visit our website at www.granger.com.au or contact your local agent.

Ballie

19 Clyde Road Safety Beach VIC 3936

Sold Price

^{RS} **\$795,000**

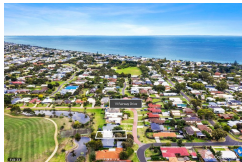
Sold Date

20-Mar-21

3 1 7

Distance

1.02km



19 Fairway Drive Safety Beach VIC 3936

Sold Price

^{RS} **\$785,000**

Sold Date

03-Mar-21

3 1 1

Distance

1.08km



40 Tonkin Street Safety Beach VIC 3936

Sold Price

\$722,500

Sold Date

28-Nov-20

4 1 2

Distance

2.01km

RS = Recent sale

UN = Undisclosed Sale

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