

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

2/172 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

\$895,000

&

\$955,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Safety Beach

Period-from

01 Apr 2020

to

31 Mar 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

4/174 Dromana Parade Safety Beach VIC 3936	\$905,000	21-Jan-21
3/116 Marine Drive Safety Beach VIC 3936	\$980,000	16-Feb-21
4/116 Marine Drive Safety Beach VIC 3936	\$980,000	16-Feb-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: 22 April 2021



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4/174 Dromana Parade Safety Beach VIC 3936

3 2 3

Sold Price

\$905,000

Sold Date

21-Jan-21

Distance

0.05km



3/116 Marine Drive Safety Beach VIC 3936

3 3 2

Sold Price

\$980,000

Sold Date

16-Feb-21

Distance

0.29km



4/116 Marine Drive Safety Beach VIC 3936

3 3 2

Sold Price

Sold Date

16-Feb-21

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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