

## 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

6/33 DROMANA PARADE SAFETY BEACH VIC 3936

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Safety Beach

Period-from

01 Mar 2022

to

28 Feb 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 19A LOMBARDY AVENUE DROMANA VIC 3936 | \$650,000 | 07-Feb-23 |
|                                      |           |           |
|                                      |           |           |

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.

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**19A LOMBARDY AVENUE  
DROMANA VIC 3936**

 2  2  2

Sold Price

<sup>RS</sup> **\$650,000** Sold Date **07-Feb-23**

Distance

**1.3km**

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

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