

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

1/178 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

\$770,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Feb 2019

to

31 Jan 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
1/228 Dromana Parade Safety Beach VIC 3936	\$780,000	06-Mar-19
1B Coutts Street Safety Beach VIC 3936	\$757,000	30-Mar-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: 05 February 2020



2/174 Dromana Parade Safety Beach VIC 3936

 3  2  -

Sold Price **\$750,000** Sold Date **18-Nov-19**

Distance **0.05km**



1/228 Dromana Parade Safety Beach VIC 3936

 -  -  -

Sold Price **\$780,000** Sold Date **06-Mar-19**

Distance **0.4km**



1B Coutts Street Safety Beach VIC 3936

 4  2  2

Sold Price **\$757,000** Sold Date **30-Mar-19**

Distance **0.48km**



9 Link Drive Safety Beach VIC 3936

 2  2  1

Sold Price **\$820,000** Sold Date **26-Aug-19**

Distance **0.5km**



1B Davies Street Safety Beach VIC 3936

 3  2  2

Sold Price **\$880,000** Sold Date **10-Jul-19**

Distance **0.64km**



2A Morgan Court Safety Beach VIC 3936

 3  2  1

Sold Price - Sold Date **25-Dec-17**

Distance **0.98km**

RS = Recent sale UN = Undisclosed Sale

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