

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

2/183 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

\$725,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$782,500

Property type

House

Suburb

Safety Beach

Period-from

01 Apr 2019

to

31 Mar 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

3/181 Dromana Parade Safety Beach VIC 3936	\$780,000	05-Jan-20
4/183 Dromana Parade Safety Beach VIC 3936	\$750,000	31-Jan-20
2/174 Dromana Parade Safety Beach VIC 3936	\$750,000	18-Nov-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: 11 April 2020



GRANGER

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3/181 Dromana Parade Safety Beach VIC 3936

4 3 2

Sold Price \$780,000 Sold Date 05-Jan-20

Distance **0.06km**



4/183 Dromana Parade Safety Beach VIC 3936

4 - -

Sold Price \$750,000 Sold Date 31-Jan-20

Distance **0.07km**



2/174 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

Sold Date 18-Nov-19

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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