

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

1/152 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

\$860,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Jun 2020

to

31 May 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

3/174 Dromana Parade Safety Beach VIC 3936	\$830,000	06-Mar-21
4/83 Dromana Parade Safety Beach VIC 3936	\$831,000	01-Mar-21
6/259 Dromana Parade Safety Beach VIC 3936	\$925,000	15-Jun-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.~~

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GRANGER

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3/174 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

\$830,000

Sold Date

06-Mar-21

Distance

0.19km



4/83 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

\$831,000

Sold Date

01-Mar-21

Distance

1.16km



6/259 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

^{RS} **\$925,000**

Sold Date

15-Jun-21

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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