

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

4/205 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Mar 2020

to

28 Feb 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

9/178 Dromana Parade Safety Beach VIC 3936	\$560,000	20-Oct-20
14/194 Dromana Parade Safety Beach VIC 3936	\$562,000	01-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: 15 March 2021



9/178 Dromana Parade Safety Beach VIC 3936

 3
  1
  1

Sold Price **\$560,000** Sold Date **20-Oct-20**

Distance **0.36km**



14/194 Dromana Parade Safety Beach VIC 3936

 2
  1
  1

Sold Price ^{RS} **\$562,000** Sold Date **01-Feb-21**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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