

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

3/174 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Land

Suburb

Safety Beach

Period-from

01 Jan 2020

to

31 Dec 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

3/1 Prescott Avenue Safety Beach VIC 3936	\$850,000	21-Oct-20
1/19 Dromana Parade Safety Beach VIC 3936	\$830,000	18-Nov-20
4/19 Dromana Parade Safety Beach VIC 3936	\$850,000	24-Sep-20

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: 28 January 2021



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**3/1 Prescott Avenue Safety Beach
VIC 3936**

4 2 2

Sold Price

\$850,000

Sold Date

21-Oct-20

Distance

0.79km



**1/19 Dromana Parade Safety Beach
VIC 3936**

4 3 2

Sold Price

^{RS} **\$830,000**

Sold Date

18-Nov-20

Distance

1.84km



**4/19 Dromana Parade Safety Beach
VIC 3936**

4 3 2

Sold Price

\$850,000

Sold Date

24-Sep-20

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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