

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

2/89 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

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Dec 2020

to

30 Nov 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

5/315 Dromana Parade Safety Beach VIC 3936	\$800,000	07-Oct-21
2/152 Dromana Parade Safety Beach VIC 3936	\$878,000	28-Sep-21
5/29 Dromana Parade Safety Beach VIC 3936	\$810,000	05-Aug-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.~~

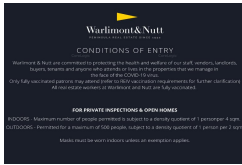
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5/315 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

\$800,000

Sold Date

07-Oct-21

Distance

1.86km

2/152 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

\$878,000

Sold Date

28-Sep-21

Distance

1.12km

5/29 Dromana Parade Safety Beach VIC 3936

3 1 2

Sold Price

\$810,000

Sold Date

05-Aug-21

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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