

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

2/207 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

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Apr 2024

to

31 Mar 2025

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

| | | |
|--|-----------|-----------|
| 6/207 DROMANA PARADE SAFETY BEACH VIC 3936 | \$415,000 | 02-Apr-25 |
| 7/207 DROMANA PARADE SAFETY BEACH VIC 3936 | \$388,000 | 12-Mar-25 |
| | | |

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: 22 April 2025

**6/207 DROMANA PARADE SAFETY BEACH VIC 3936** Sold Price^{RS} **\$415,000** Sold Date **02-Apr-25**

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Distance **0km****7/207 DROMANA PARADE SAFETY BEACH VIC 3936** Sold Price**\$388,000** Sold Date **12-Mar-25**

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Distance **0km****RS** = Recent sale **UN** = Undisclosed Sale

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