

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

1/19 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

\$795,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,000

Property type

Other

Suburb

Safety Beach

Period-from

01 Nov 2019

to

31 Oct 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

2/19 Dromana Parade Safety Beach VIC 3936	\$820,000	28-Jul-20
4/19 Dromana Parade Safety Beach VIC 3936	\$850,000	24-Sep-20
2/39 Dromana Parade Safety Beach VIC 3936	\$820,000	30-Jun-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.~~

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GRANGER

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2/19 Dromana Parade Safety Beach VIC 3936 Sold Price **\$820,000** Sold Date **28-Jul-20**

4 3 2

Distance **0.02km**



4/19 Dromana Parade Safety Beach VIC 3936 Sold Price **\$850,000** Sold Date **24-Sep-20**

4 3 2

Distance **0.06km**



2/39 Dromana Parade Safety Beach VIC 3936 Sold Price **\$820,000** Sold Date **30-Jun-20**

3 2 2

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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