

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

2/26 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Safety Beach

Period-from

01 Oct 2019

to

30 Sep 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

7/73 Dromana Parade Safety Beach VIC 3936	\$435,000	19-Oct-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: 26 October 2020



CONDITIONS OF ENTRY

Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, buyers, tenants and anyone who attends or lives in the properties that we manage in line of the COVID-19 Virus.

In the current restrictions you are able to inspect sale and rental properties in Metropolitan Melbourne by private appointment as long as you live in Metropolitan Melbourne. You will be sent a confirmation SMS of the private appointment as verification of why you have left your home.

The private appointment is limited to 15 minutes and to one (1) person accompanied by one other person from an existing household or an intimate partner and the prospective buyer or tenant's children under 18 years old if there are no appropriate alternative care arrangements available. If the property is occupied, then they are not to leave the property at the time of the private appointment.

7/73 Dromana Parade Safety Beach VIC 3936



2



1



1

RS

\$435,000Sold Date **19-Oct-20**Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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