

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

4/230 Dromana Parade, Safety Beach Vic 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$399,950

Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Safety Beach

Period - From

01/04/2019

to

31/03/2020

Source

REIV

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 six 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
1	207 Dromana Pde SAFETY BEACH 3936	\$369,500	21/01/2020
2	6/207-209 Dromana Pde SAFETY BEACH 3936	\$369,500	12/02/2020
3			

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 six months.~~

This Statement of Information was prepared on:

22/04/2020 15:50

4/230 Dromana Parade, Safety Beach Vic 3936



Property Type:
Agent Comments

Indicative Selling Price
\$399,950
Median Unit Price
Year ending March 2020: \$565,000

Comparable Properties

207 Dromana Pde SAFETY BEACH 3936 (VG) **Agent Comments**



Price: \$369,500
Method: Sale
Date: 21/01/2020
Property Type: House (Res)



6/207-209 Dromana Pde SAFETY BEACH 3936 (REI) **Agent Comments**



Price: \$369,500
Method: Private Sale
Date: 12/02/2020
Rooms: 4
Property Type: Unit

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 six months.

Account - Nicholas Lynch Pty Ltd | P: 1300 487 469



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.