

## 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

5/24 DROMANA PARADE SAFETY BEACH VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$777,500

Property type

Unit

Suburb

Safety Beach

Period-from

01 Jun 2021

to

31 May 2022

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

2/150 DROMANA PARADE SAFETY BEACH VIC 3936	\$735,000	13-May-22
6/91 DROMANA PARADE SAFETY BEACH VIC 3936	\$695,000	03-Feb-22
1/215 DROMANA PARADE SAFETY BEACH VIC 3936	\$675,000	13-May-22

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: 18 June 2022

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### 2/150 DROMANA PARADE SAFETY BEACH VIC 3936

Sold Price

RS

\$735,000

Sold Date

13-May-22



2



1



1

Distance

-



### 6/91 DROMANA PARADE SAFETY BEACH VIC 3936

Sold Price

RS

\$695,000

Sold Date

03-Feb-22



2



1



1

Distance

-



### 1/215 DROMANA PARADE SAFETY BEACH VIC 3936

Sold Price

RS

\$675,000

Sold Date

13-May-22



2



1



1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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