

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

3/256 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

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/315 Dromana Parade Safety Beach VIC 3936	\$770,000	21-Sep-20
8/263 Dromana Parade Safety Beach VIC 3936	\$773,500	11-Dec-20
37 Anchorage Avenue Safety Beach VIC 3936	\$780,000	25-Sep-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: 11 February 2021

SHORELINE

REAL ESTATE

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1/315 Dromana Parade Safety Beach VIC 3936 Sold Price **\$770,000** Sold Date **21-Sep-20**

3 2 2

Distance **0.11km**



8/263 Dromana Parade Safety Beach VIC 3936 Sold Price ^{RS} **\$773,500** ^{UN} Sold Date **11-Dec-20**

3 2 2

Distance **0.5km**



37 Anchorage Avenue Safety Beach VIC 3936 Sold Price **\$780,000** Sold Date **25-Sep-20**

3 2 2

Distance **1.07km**



75 Helm Avenue Safety Beach VIC 3936 Sold Price **\$847,500** Sold Date **21-Oct-20**

3 2 2

Distance **0.76km**



17 Spinnaker Terrace Safety Beach VIC 3936 Sold Price **\$855,000** Sold Date **03-Oct-20**

3 2 3

Distance **1.04km**



13 Anchorage Avenue Safety Beach VIC 3936 Sold Price **\$780,000** Sold Date **31-Aug-20**

3 2 2

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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