

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/178 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

13/178 DROMANA PARADE SAFETY BEACH VIC 3936	916000	23-Apr-22
3/34 DROMANA PARADE SAFETY BEACH VIC 3936	870000	19-Mar-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 09 August 2022

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13/178 DROMANA PARADE SAFETY BEACH VIC 3936

Sold Price

916000 Sold Date **23-Apr-22**
 3
  2
  2
Distance **0.01km**
3/34 DROMANA PARADE SAFETY BEACH VIC 3936

Sold Price

870000 Sold Date **19-Mar-22**
 3
  2
  2
Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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