

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2/228 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,500

\*House

\*Unit

X

Suburb

Safety Beach

Period-from

01 Aug 2018

to

31 Jul 2019

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

|  |           |           |
|--|-----------|-----------|
| 5/228 Dromana Parade Safety Beach VIC 3936 | \$680,000 | 20-Mar-19 |
| 30 Portside Way Safety Beach VIC 3936      | \$650,000 | 18-Jun-19 |
| 3 Cordage Close Safety Beach VIC 3936      | \$580,000 | 09-Mar-19 |

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.~~

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**5/228 Dromana Parade Safety Beach VIC 3936**

 3  2  1

Sold Price **\$680,000** Sold Date **20-Mar-19**

Distance **0.05km**

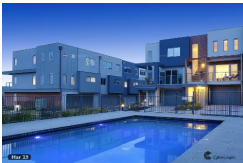


**30 Portside Way Safety Beach VIC 3936**

 3  2  1

Sold Price **\$650,000** Sold Date **18-Jun-19**

Distance **1.04km**



**3 Cordage Close Safety Beach VIC 3936**

 3  2  1

Sold Price **\$580,000** Sold Date **09-Mar-19**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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