

## 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

1/21 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

\$775,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/10 JOAN AVENUE DROMANA VIC 3936	\$810,000	28-Nov-24
28 WALTER STREET SAFETY BEACH VIC 3936	\$840,000	23-Oct-24
2 ROSALIE AVENUE DROMANA VIC 3936	\$885,000	25-Jan-25

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: 08 February 2025

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**3/10 JOAN AVENUE DROMANA  
VIC 3936**

 3  2  1

Sold Price <sup>RS</sup> **\$810,000** Sold Date **28-Nov-24**

Distance **0.77km**



**28 WALTER STREET SAFETY  
BEACH VIC 3936**

 3  2  2

Sold Price **\$840,000** Sold Date **23-Oct-24**

Distance **0.26km**



**2 ROSALIE AVENUE DROMANA  
VIC 3936**

 3  2  2

Sold Price <sup>RS</sup> **\$885,000** Sold Date **25-Jan-25**

Distance **0.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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