

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

3/263 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Mar 2019

to

29 Feb 2020

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

2/174 Dromana Parade Safety Beach VIC 3936	\$750,000	18-Nov-19
1/170 Dromana Parade Safety Beach VIC 3936	\$695,000	28-Feb-20
4/174 Dromana Parade Safety Beach VIC 3936	\$785,000	09-Dec-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.~~

This Statement of Information was prepared on: 26 March 2020



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**2/174 Dromana Parade Safety
Beach VIC 3936**

3 2 -

Sold Price **\$750,000** Sold Date **18-Nov-19**

Distance **0.18km**



**1/170 Dromana Parade Safety
Beach VIC 3936**

4 2 4

Sold Price ^{RS} **\$695,000** Sold Date **28-Feb-20**

Distance **0.19km**



**4/174 Dromana Parade Safety
Beach VIC 3936**

3 2 2

Sold Price **\$785,000** Sold Date **09-Dec-19**

Distance **0.2km**

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

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