

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

3/184 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Oct 2019

to

30 Sep 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

3/263 Dromana Parade Safety Beach VIC 3936	\$700,000	12-May-20
4/247 Dromana Parade Safety Beach VIC 3936	\$700,000	14-Jul-20
2/181 Dromana Parade Safety Beach VIC 3936	\$730,000	05-May-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.~~

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GRANGER

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2/263 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

\$700,000

Sold Date **12-May-20**

Distance **0.14km**



4/247 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price

Sold Date **14-Jul-20**

Distance **0.17km**



2/181 Dromana Parade Safety Beach VIC 3936

4 3 2

Sold Price

\$730,000

Sold Date **05-May-20**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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