

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

5/178 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Dec 2020

to

30 Nov 2021

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

5/315 Dromana Parade Safety Beach VIC 3936	\$800,000	07-Oct-21
6/194 Dromana Parade Safety Beach VIC 3936	\$702,000	15-Sep-21
3/315 Dromana Parade Safety Beach VIC 3936	\$740,000	19-Jul-21

OR

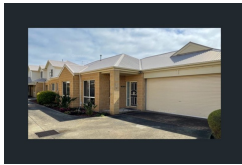
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 16 December 2021

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5/315 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price \$800,000 Sold Date 07-Oct-21
Distance 0.58km

6/194 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price \$702,000 Sold Date 15-Sep-21
Distance 0.11km

3/315 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price \$740,000 Sold Date 19-Jul-21
Distance 0.56km

RS = Recent sale

UN = Undisclosed Sale

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