

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

1/183 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 May 2024

to

30 Apr 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

A207/83 SPINNAKER TERRACE SAFETY BEACH VIC 3936	1250000	18-Mar-25
2/1 PRESCOTT AVENUE SAFETY BEACH VIC 3936	1150000	12-Mar-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.

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A207/83 SPINNAKER TERRACE SAFETY BEACH VIC 3936

 3  2  2

Sold Price

1250000

Sold Date

18-Mar-25

Distance

1.65km



2/1 PRESCOTT AVENUE SAFETY BEACH VIC 3936

 4  2  2

Sold Price

1150000

Sold Date

12-Mar-25

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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