

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

2/207 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

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Apr 2024

to

31 Mar 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

6/207 DROMANA PARADE SAFETY BEACH VIC 3936	\$415,000	02-Apr-25
7/207 DROMANA PARADE SAFETY BEACH VIC 3936	\$388,000	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.

This Statement of Information was prepared on: 22 April 2025



6/207 DROMANA PARADE SAFETY BEACH VIC 3936

^{RS} **\$415,000** Sold Date **02-Apr-25**

 2  1  1

Distance **0km**



7/207 DROMANA PARADE SAFETY BEACH VIC 3936

\$388,000 Sold Date **12-Mar-25**

 2  1  1

Distance **0km**

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

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