

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

2/311 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Aug 2020

to

31 Jul 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

1/205 Dromana Parade Safety Beach VIC 3936	\$661,000	03-Apr-21
4/205 Dromana Parade Safety Beach VIC 3936	\$610,000	01-Apr-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: 24 August 2021



1/205 Dromana Parade Safety Beach VIC 3936

 2
  1
  2

Sold Price

\$661,000

Sold Date

03-Apr-21

Distance

0.84km

4/205 Dromana Parade Safety Beach VIC 3936

 2
  1
  2

Sold Price

\$610,000

Sold Date

01-Apr-21

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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