

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

5/65 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

\$525,000

&

\$575,000

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

3/65 DROMANA PARADE SAFETY BEACH VIC 3936	\$525,000	05-Feb-25
15/140 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$578,000	14-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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3/65 DROMANA PARADE SAFETY BEACH VIC 3936 Sold Price \$525,000 Sold Date 05-Feb-25

Distance 0km

2 1 1



15/140 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936 Sold Price ^{RS}\$578,000 Sold Date 14-Mar-25

Distance 0.53km

2 1 1

RS = Recent sale UN = Undisclosed Sale

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