

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

1/181 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

\$775,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Feb 2019

to

31 Jan 2020

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

9 Link Drive Safety Beach VIC 3936	\$820,000	26-Aug-19
4/174 Dromana Parade Safety Beach VIC 3936	\$785,000	09-Dec-19
32 Rymer Avenue Safety Beach VIC 3936	\$790,000	11-Oct-19

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: 25 February 2020



GRANGER

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9 Link Drive Safety Beach VIC 3936 Sold Price **\$820,000** Sold Date **26-Aug-19**

2 2 2

Distance **0.03km**



4/174 Dromana Parade Safety Beach VIC 3936 Sold Price **\$785,000** Sold Date **09-Dec-19**

3 2 2

Distance **0.46km**



32 Rymer Avenue Safety Beach VIC 3936 Sold Price **\$790,000** Sold Date **11-Oct-19**

4 2 1

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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