

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

5/194 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

\$660,000

&

\$680,000

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

14/194 Dromana Parade Safety Beach VIC 3936	\$562,000	01-Feb-21
4/311 Dromana Parade Safety Beach VIC 3936	\$620,000	13-May-21
1/205 Dromana Parade Safety Beach VIC 3936	\$661,000	03-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: 20 August 2021


14/194 Dromana Parade Safety Beach VIC 3936
 2  1  1

 Sold Price **\$562,000** Sold Date **01-Feb-21**

 Distance **0.05km**

4/311 Dromana Parade Safety Beach VIC 3936
 2  2  2

 Sold Price **\$620,000** Sold Date **13-May-21**

 Distance **0.41km**

1/205 Dromana Parade Safety Beach VIC 3936
 2  1  2

 Sold Price **\$661,000** Sold Date **03-Apr-21**

 Distance **0.46km**

4/205 Dromana Parade Safety Beach VIC 3936
 2  1  2

 Sold Price **\$610,000** Sold Date **01-Apr-21**

 Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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