

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

4/83 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Jan 2020

to

31 Dec 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

| | | |
|---|-----------|-----------|
| 4/19 Dromana Parade Safety Beach VIC 3936 | \$850,000 | 24-Sep-20 |
| 1/19 Dromana Parade Safety Beach VIC 3936 | \$830,000 | 18-Nov-20 |
| | | |

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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4/19 Dromana Parade Safety Beach VIC 3936 Sold Price **\$850,000** Sold Date **24-Sep-20**

4 3 2

Distance **0.49km**



1/19 Dromana Parade Safety Beach VIC 3936 Sold Price ^{RS} **\$830,000** Sold Date **18-Nov-20**

4 3 2

Distance **0.5km**

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

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