

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

11/194 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

\$539,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Oct 2018

to

30 Sep 2019

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

8/251 Dromana Parade Safety Beach VIC 3936	\$500,000	22-Jun-19
9/251 Dromana Parade Safety Beach VIC 3936	\$490,000	25-May-19
4/205 Dromana Parade Safety Beach VIC 3936	\$515,000	02-Mar-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: 08 October 2019


**8/251 Dromana Parade Safety
Beach VIC 3936**
 3  2  2

 Sold Price **\$500,000** Sold Date **22-Jun-19**

 Distance **0.13km**

**9/251 Dromana Parade Safety
Beach VIC 3936**
 3  2  2

 Sold Price **\$490,000** Sold Date **25-May-19**

 Distance **0.14km**

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

 Sold Price **\$515,000** Sold Date **02-Mar-19**

 Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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