

## 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

8/263 Dromana Parade Safety Beach VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Nov 2019

to

31 Oct 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

3/184 Dromana Parade Safety Beach VIC 3936	\$740,000	18-Oct-20
1/315 Dromana Parade Safety Beach VIC 3936	\$770,000	21-Sep-20
1/183 Dromana Parade Safety Beach VIC 3936	\$790,000	05-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.~~

This Statement of Information was prepared on: 23 November 2020



**3/184 Dromana Parade Safety Beach VIC 3936**

4 3 3

Sold Price

<sup>RS</sup> **\$740,000**

Sold Date **18-Oct-20**

Distance **0.17km**



**1/315 Dromana Parade Safety Beach VIC 3936**

3 2 2

Sold Price

**\$770,000**

Sold Date **21-Sep-20**

Distance **0.4km**



**1/183 Dromana Parade Safety Beach VIC 3936**

4 3 2

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date **05-Nov-20**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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