

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

5/152 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

\$950,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 May 2023

to

30 Apr 2024

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

2/231 DROMANA PARADE SAFETY BEACH VIC 3936	1150000	08-Mar-24
2/279 DROMANA PARADE SAFETY BEACH VIC 3936	950000	04-Apr-24

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: 01 May 2024

**2/231 DROMANA PARADE SAFETY BEACH VIC 3936** Sold Price **1150000** Sold Date **08-Mar-24**

4 3 2

Distance **0.16km****2/279 DROMANA PARADE SAFETY BEACH VIC 3936** Sold Price ^{RS} **950000** Sold Date **04-Apr-24**

4 2 2

Distance **0.5km****RS** = Recent sale **UN** = Undisclosed Sale

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