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	6/259 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	$790,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$707,550	Property type	Unit	Suburb	Safety Beach
Period-from	01 May 2020	to	30 Apr 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
9 Spencer Avenue Dromana VIC 3936	$910,000	03-Apr-21
4/83 Dromana Parade Safety Beach VIC 3936	$831,000	01-Mar-21
3/174 Dromana Parade Safety Beach VIC 3936	$830,000	06-Mar-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: 15 May 2021

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9 Spencer Avenue Dromana VIC 3936

3 2 1

Sold Price RS $910,000 Sold Date 03-Apr-21

Distance 0.31km



4/83 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price RS $831,000 Sold Date 01-Mar-21

Distance 0.56km



3/174 Dromana Parade Safety Beach VIC 3936

3 2 2

Sold Price RS $830,000 Sold Date 06-Mar-21

Distance 1.91km

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

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