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<br>Including suburb and postcode | 2/311 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 | $700,000 | ~~or range between~~ | | & |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $735,000 | Property type | Unit | Suburb | Safety Beach |
| Period-from | 01 Aug 2020 | to | 31 Jul 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 |
|---|---|---|
| 1/205 Dromana Parade Safety Beach VIC 3936 | $661,000 | 03-Apr-21 |
| 4/205 Dromana Parade Safety Beach VIC 3936 | $610,000 | 01-Apr-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: 24 August 2021

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

2 1 2

Sold Price **$661,000** Sold Date **03-Apr-21**

Distance **0.84km**



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

2 1 2

Sold Price **$610,000** Sold Date **01-Apr-21**

Distance **0.83km**

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

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