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	5/65 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	$525,000	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$883,000	Property type	Unit	Suburb	Safety Beach
Period-from	01 May 2024	to	30 Apr 2025	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
3/65 DROMANA PARADE SAFETY BEACH VIC 3936	$525,000	05-Feb-25
15/140 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	$578,000	14-Mar-25

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.

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3/65 DROMANA PARADE SAFETY BEACH VIC 3936

2 1 1

Sold Price **$525,000** Sold Date **05-Feb-25**

Distance **0km**



15/140 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

2 1 1

Sold Price RS **$578,000** Sold Date **14-Mar-25**

Distance **0.53km**

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

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