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	2/231 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	$1,170,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	Unit	Suburb	Safety Beach
Period-from	01 Jan 2023	to	31 Dec 2023	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
45 SPINNAKER TERRACE SAFETY BEACH VIC 3936	$1,185,000	29-Nov-23
13 ANCHORAGE AVENUE SAFETY BEACH VIC 3936	$1,220,000	30-Oct-23
1 ANCHORAGE AVENUE SAFETY BEACH VIC 3936	$1,245,000	20-Dec-23

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: 22 January 2024

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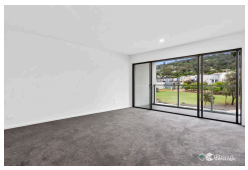


45 SPINNAKER TERRACE SAFETY BEACH VIC 3936

3 2 2

Sold Price **$1,185,000** Sold Date **29-Nov-23**

Distance **1.51km**



13 ANCHORAGE AVENUE SAFETY BEACH VIC 3936

3 2 2

Sold Price RS **$1,220,000** Sold Date **30-Oct-23**

Distance **1.85km**



1 ANCHORAGE AVENUE SAFETY BEACH VIC 3936

3 2 2

Sold Price RS **$1,245,000** Sold Date **20-Dec-23**

Distance **1.89km**

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

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