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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	Unit	Suburb	Safety Beach
Period-from	01 Aug 2022	to	31 Jul 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
3/26 DROMANA PARADE SAFETY BEACH VIC 3936	$630,000	20-Jun-23
30/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	$660,000	12-May-23
24/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	$600,000	11-Jul-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: 24 August 2023

RT Edgar

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3/26 DROMANA PARADE SAFETY BEACH VIC 3936

2 1 1

Sold Price **$630,000** Sold Date **20-Jun-23**

Distance **0.19km**



30/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

2 1 1

Sold Price **$660,000** Sold Date **12-May-23**

Distance **0.64km**



24/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

2 1 1

Sold Price RS **$600,000** Sold Date **11-Jul-23**

Distance **0.69km**

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

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