

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

6/315 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$941,000

Property type

Unit

Suburb

Safety Beach

Period-from

01 Jun 2024

to

31 May 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

4/178 DROMANA PARADE SAFETY BEACH VIC 3936	\$800,000	03-Feb-25
1/85 DROMANA PARADE SAFETY BEACH VIC 3936	\$820,000	10-Apr-25
1/21 DROMANA PARADE SAFETY BEACH VIC 3936	\$880,000	03-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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4/178 DROMANA PARADE SAFETY BEACH VIC 3936 Sold Price **\$800,000** Sold Date **03-Feb-25**

 3  2  2

Distance **0.58km**



1/85 DROMANA PARADE SAFETY BEACH VIC 3936 Sold Price **\$820,000** Sold Date **10-Apr-25**

 3  1  2

Distance **1.89km**



1/21 DROMANA PARADE SAFETY BEACH VIC 3936 Sold Price **\$880,000** Sold Date **03-Mar-25**

 1  2  2

Distance **2.37km**

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

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