

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

7/178 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

\$660,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,165,000

Property type

Other

Suburb

Safety Beach

Period-from

01 Mar 2024

to

28 Feb 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

9/102A COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$615,000	18-Jan-25
10/178 DROMANA PARADE SAFETY BEACH VIC 3936	\$661,000	02-Feb-25
2/35 WILLIAMS STREET DROMANA VIC 3936	\$730,000	07-Jan-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.~~

This Statement of Information was prepared on: 19 March 2025



**9/102A COUNTRY CLUB DRIVE
SAFETY BEACH VIC 3936**

 2  1  1

Sold Price

^{RS}

\$615,000

Sold Date

18-Jan-25

Distance

1.49km



**10/178 DROMANA PARADE
SAFETY BEACH VIC 3936**

 2  1  1

Sold Price

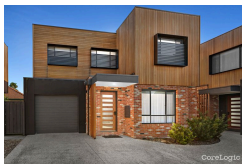
\$661,000

Sold Date

02-Feb-25

Distance

0km



**2/35 WILLIAMS STREET DROMANA
VIC 3936**

 2  1  1

Sold Price

\$730,000

Sold Date

07-Jan-25

Distance

2.43km

RS = Recent sale

UN = Undisclosed Sale

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