



1/71 DROMANA PARADE SAFETY BEACH VIC 3936

Prepared on 2nd October 2023

Sam Khurana
O'BRIEN REAL ESTATE CARRUM DOWNS

Shop 4 & 5, 121 Hall Road
CARRUM DOWNS VIC 3201

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The Proprietor
Dromana Parade
Safety Beach VIC 3936

2nd October 2023

Dear Reader,

Thank you for the opportunity to appraise your property at 1/71 DROMANA PARADE SAFETY BEACH VIC 3936

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

A handwritten signature in black ink that reads "Sam Khurana". The signature is fluid and cursive, with a horizontal line underneath the name.

Sam Khurana
O'BRIEN REAL ESTATE CARRUM DOWNS
Shop 4 & 5. 121 Hall Road

CARRUM DOWNS VIC 3201
m: 0451367166

Your Property

1/71 DROMANA PARADE SAFETY BEACH VIC 3936

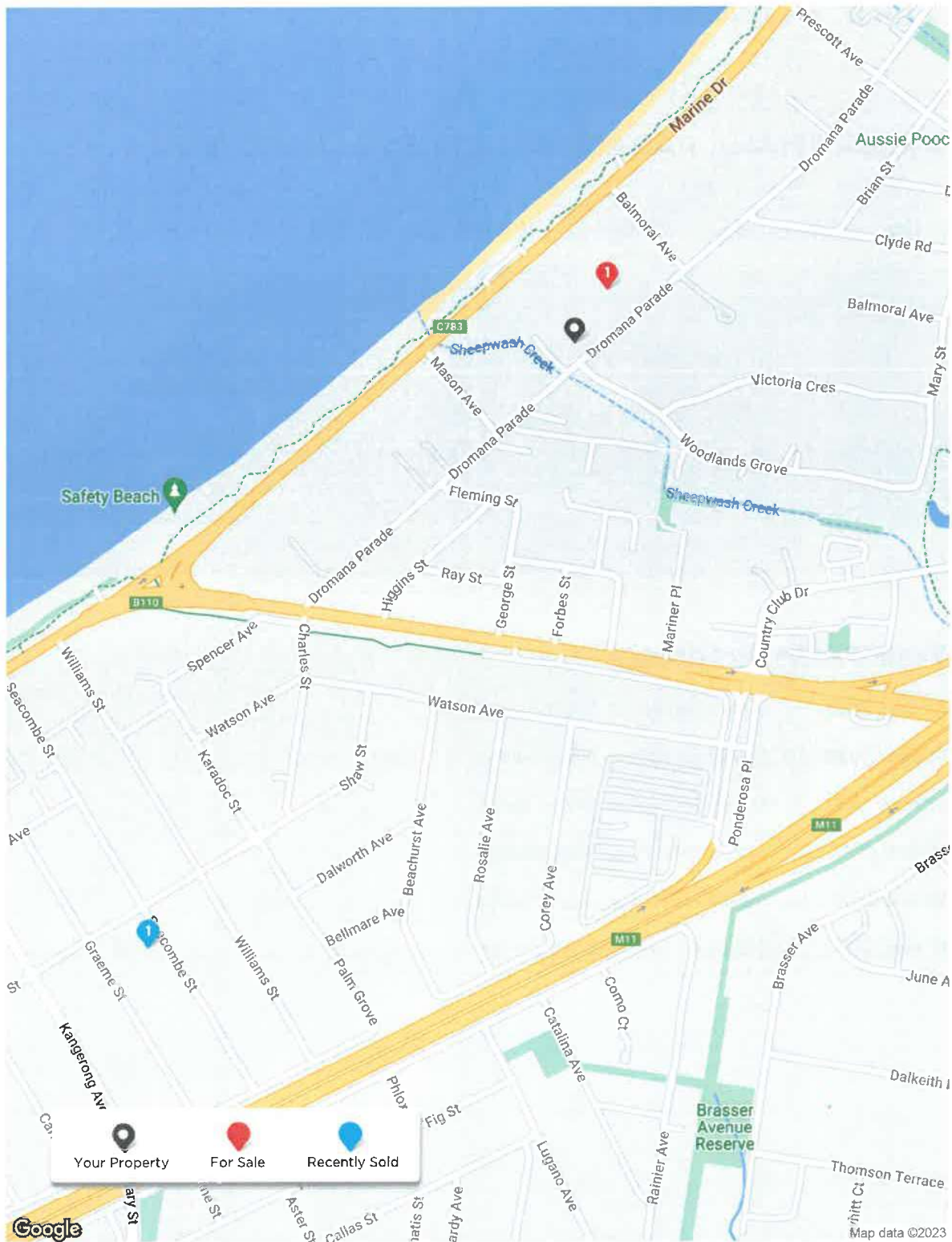
3  2  2  210m²  157m² 



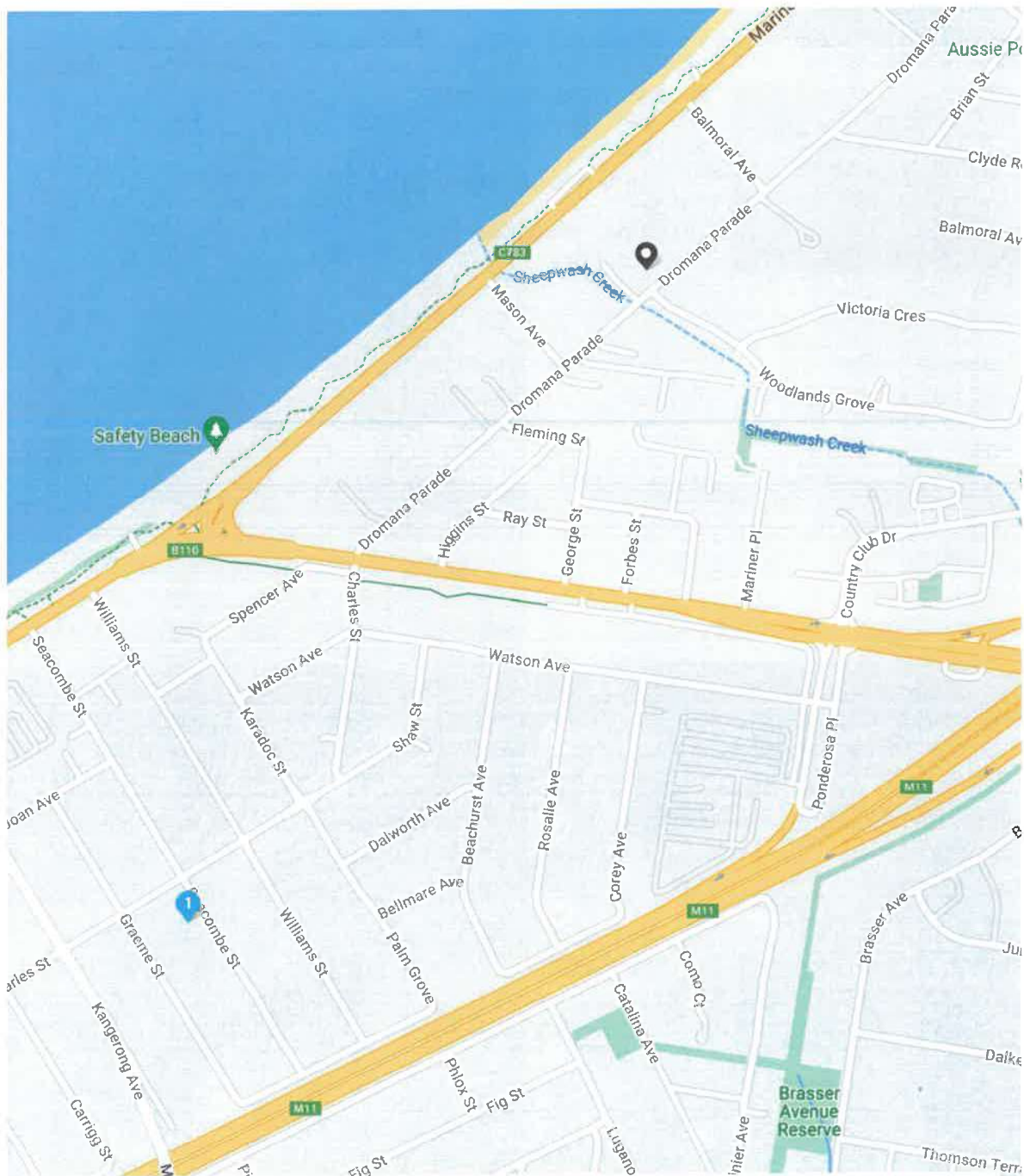
Your Property History

- 29 Sep, 2021 - Listed for rent at \$600 / week
- 14 Sep, 2020 - Listed for rent at \$450 / week
- 27 Mar, 2019 - Listed for rent at \$475 / week
- 12 Oct, 2017 - Listed for rent as Not Disclosed
- 15 Jun, 2017 - Listed for rent at \$420 / week
- 17 May, 2014 - Listed for rent at \$390 / week

Comparables Map: Sales & Listings



Comparables Map: Sales



 4/50 SEACOMBE STREET DROMANA VIC 3 2 2 \$810,000
 3936






 Map data ©2023
 * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1 4/50 SEACOMBE STREET DROMANA VIC 3936

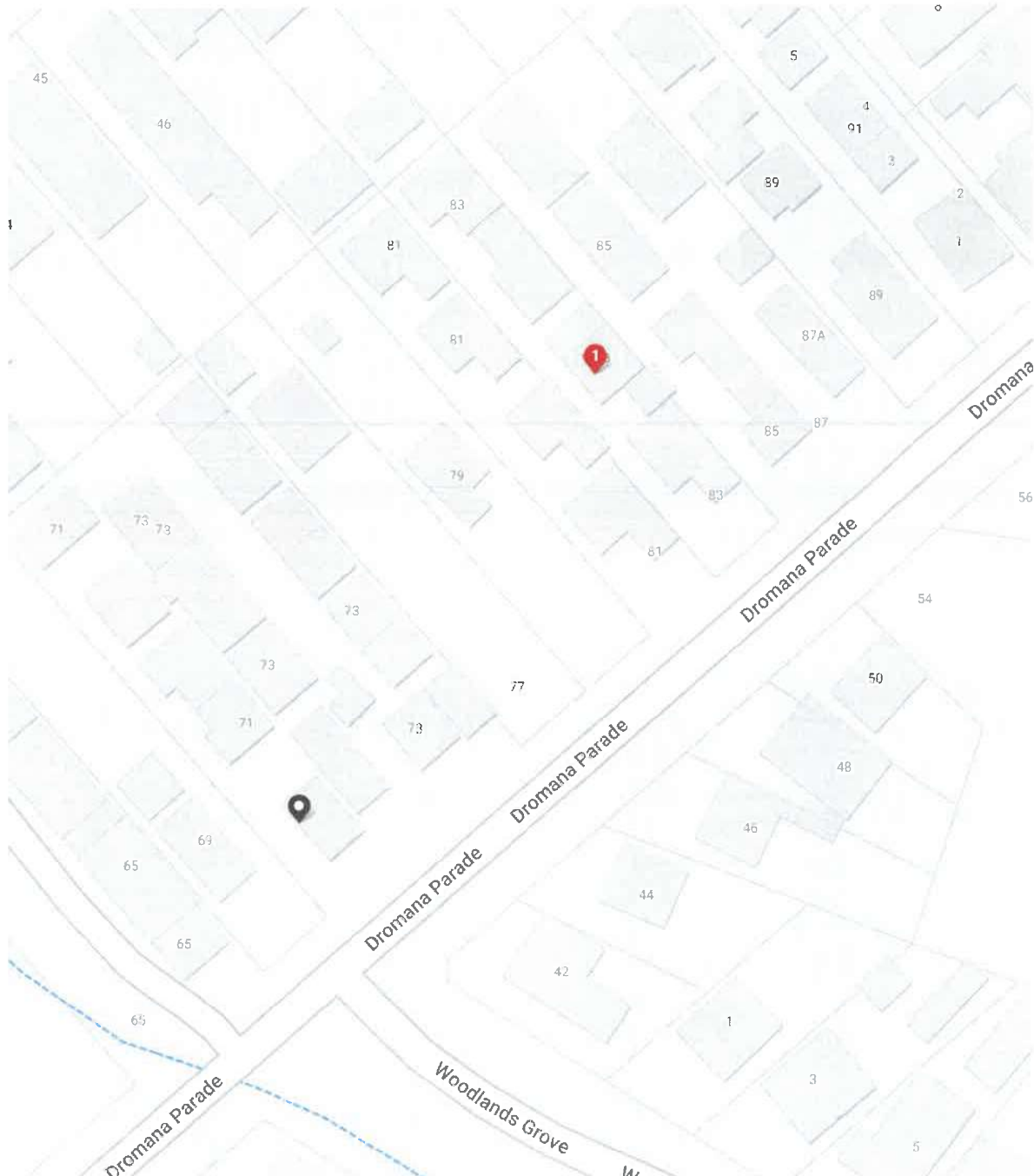
Sold Price **\$810,000**



 3
  2
  2
  167m²
  127m²
 Year Built 2014 DOM 91
 Sold Date 25-Apr-23 Distance 1.15km
 First Listing \$790,000-\$850,000
 Last Listing UNDER CONTRACT

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Listings








	2/83 DROMANA PARADE SAFETY BEACH				DOM	\$800,000 - \$880,000
	VIC 3936	3	2	2	39	

 Map data ©2023 Google
 * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Listings

 2/83 DROMANA PARADE SAFETY BEACH VIC 3936

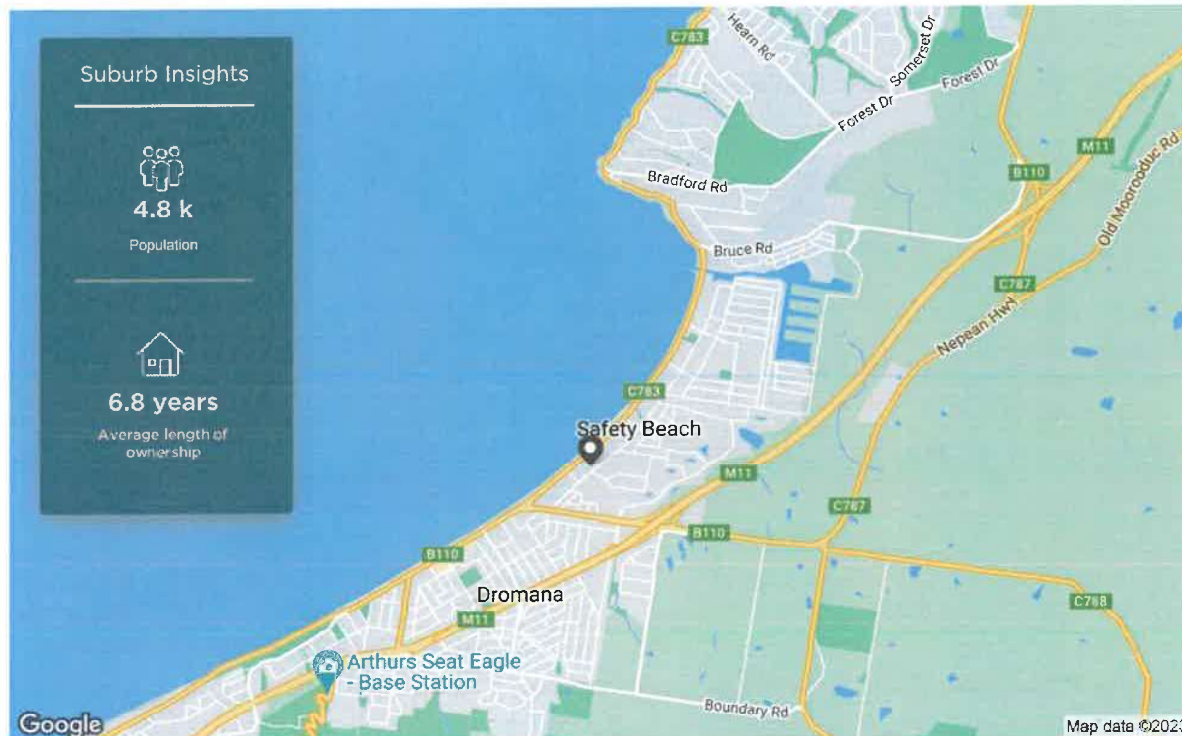


 3  2  2  207m²  156m²
Year Built 2017 DOM 39 days
Listing Date 07-Sep-22 Distance 0.1km
Listing Price \$800,000 - \$880,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Safety Beach

Demographic








The size of Safety Beach is approximately 6 square kilometres. It has 23 parks covering nearly 12.2% of total area. The population of Safety Beach in 2011 was 3,517 people. By 2016 the population was 4,824 showing a population growth of 37.2% in the area during that time. The predominant age group in Safety Beach is 60-69 years. Households in Safety Beach are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Safety Beach work in a trades occupation. In 2011, 69.6% of the homes in Safety Beach were owner-occupied compared with 69.8% in 2016. Currently the median sales price of houses in the area is \$1,210,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	54.4	Owns Outright	40.9	0-15.6K	5.0	0-9	8.3
Couples with Children	33.0	Purchaser	28.9	15.6-33.8K	14.0	10-19	9.8
Single Parents	12.2	Renting	23.8	33.8-52K	17.1	20-29	8.0
Other	0.2	Other	2.6	52-78K	17.9	30-39	8.1
		Not Stated	3.9	78-130K	20.3	40-49	12.3
				130-182K	8.9	50-59	12.6
				182K+	6.7	60-69	17.6
						70-79	15.5
						80-89	6.1
						90-99	1.8

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Dromana Primary School 50 McCulloch Street Dromana VIC 3936	2.58km	Primary	Mixed	Government	0-6
	Peninsula Specialist College 110 Harrisons Road Dromana VIC 3936	3.12km	Special	Mixed	Government	0-0
	Dromana Secondary College 110 Harrisons Road Dromana VIC 3936	3.41km	Secondary	Mixed	Government	7-12
	Red Hill Consolidated School 4.83km	4.83km	Primary	Mixed	Government	0-6
	Mount Martha Primary School 37 Glenisla Drive Mount Martha VIC 3934	6.19km	Primary	Mixed	Government	0-6



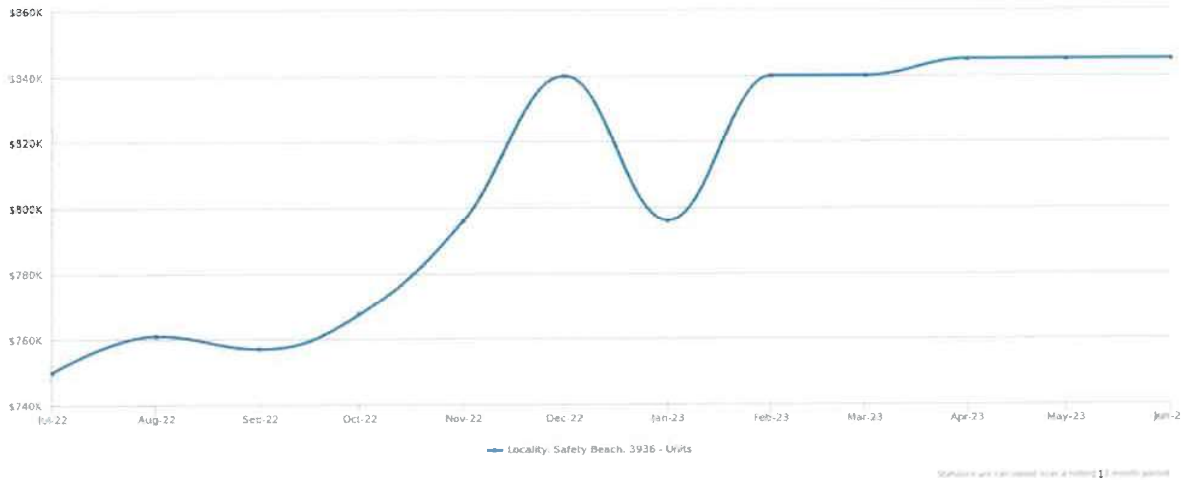
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2023	2	\$845,000	0.0%	44	17	\$550
May 2023	3	\$845,000	0.0%	45	24	\$550
Apr 2023	6	\$845,000	0.6% ▲	44	24	\$550
Mar 2023	6	\$840,000	0.0%	43	30	\$550
Feb 2023	2	\$840,000	5.5% ▲	43	22	\$550
Jan 2023	3	\$796,000	-5.2% ▼	43	19	\$550
Dec 2022	3	\$840,000	5.5% ▲	30	19	\$550
Nov 2022	7	\$796,000	3.7% ▲	29	23	\$550
Oct 2022	5	\$767,500	1.4% ▲	26	19	\$550
Sep 2022	2	\$757,000	-0.5% ▼	19	22	\$560
Aug 2022	1	\$761,000	1.5% ▲	14	23	\$557
Jul 2022	4	\$750,000	-1.4% ▼	14	24	\$555

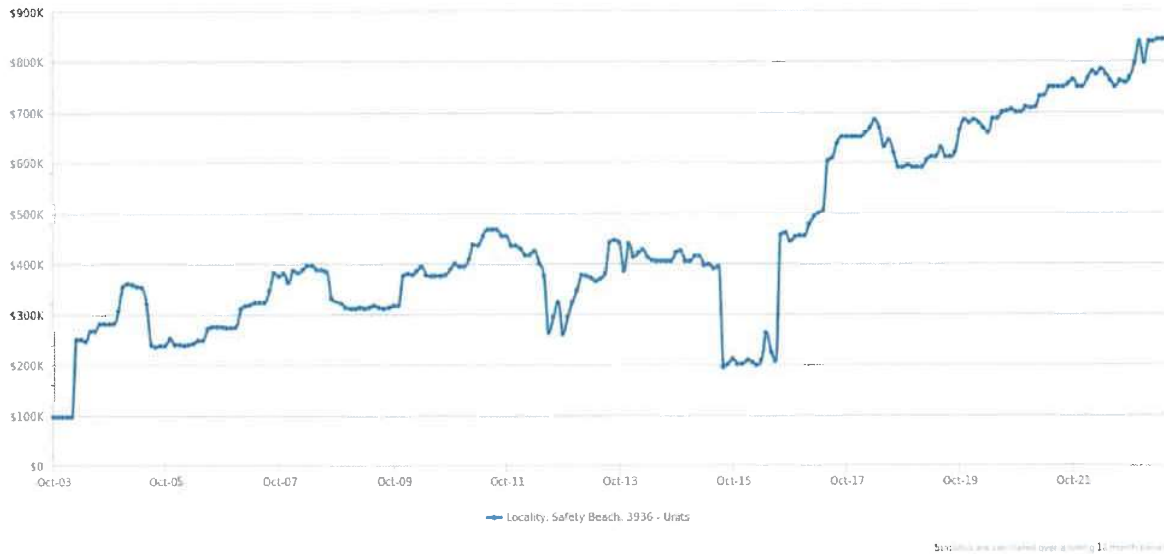
Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	17
\$800K-\$1M	18
\$1M-\$2M	8
>2M	0



Long Term Market Trends

Median Sale Price - 20 years (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	44	\$845,000	11.0% ▲	44	78	\$580
2022	68	\$761,000	1.5% ▲	14	84	\$557
2021	93	\$750,000	9.1% ▲	42	94	\$530
2020	58	\$687,500	9.1% ▲	76	94	\$450
2019	34	\$630,000	-0.2% ▼	53	82	\$450
2018	36	\$631,500	4.6% ▲	31	63	\$425
2017	72	\$603,750	170.0% ▲	41	65	\$400
2016	114	\$223,625	-42.7% ▼	44	81	\$370
2015	66	\$390,000	-3.8% ▼	70	86	\$350
2014	82	\$405,520	9.6% ▲	98	104	\$350
2013	45	\$370,000	-1.3% ▼	-	74	\$328
2012	39	\$375,000	-19.8% ▼	63	43	\$320
2011	30	\$467,500	24.7% ▲	136	40	\$315
2010	41	\$375,000	19.0% ▲	73	39	\$320
2009	35	\$315,000	-18.7% ▼	37	52	\$270
2008	15	\$387,500	20.3% ▲	-	27	\$220
2007	27	\$322,000	30.1% ▲	-	13	\$260
2006	24	\$247,500	-22.7% ▼	-	25	\$195
2005	16	\$320,000	19.9% ▲	-	7	-
2004	18	\$267,000	175.3% ▲	-	10	-

Summary

1/71 DROMANA PARADE SAFETY BEACH VIC 3936



Appraisal price
\$800,000/-

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