

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

2/17 SHAW STREET DROMANA 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Dromana

Period-from

01 Apr 2021

to

31 Mar 2022

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

6/4 HARRISON STREET DROMANA VIC 3936	\$760,000	28-Oct-21
5 STARLING PLACE SAFETY BEACH VIC 3936	\$695,000	16-Feb-22
19A/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$700,000	10-Mar-22

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: 20 April 2022


**6/4 HARRISON STREET DROMANA
VIC 3936**
 2  1  1

Sold Price

\$760,000

Sold Date

28-Oct-21

Distance

0.88km

**5 STARLING PLACE SAFETY
BEACH VIC 3936**
 2  1  1

Sold Price

\$695,000

Sold Date

16-Feb-22

Distance

0.9km

**19A/113 COUNTRY CLUB DRIVE
SAFETY BEACH VIC 3936**
 2  1  1

Sold Price

^{RS} **\$700,000**

Sold Date

10-Mar-22

Distance

0.66km
RS = Recent sale

UN = Undisclosed Sale

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