

## 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

26 IRIS STREET DROMANA VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,051,500

Property type

House

Suburb

Dromana

Period-from

01 Jul 2021

to

30 Jun 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

258 BOUNDARY ROAD DROMANA VIC 3936

\$1,275,000

07-Jun-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: 25 July 2022

Jarrold Eastwood  
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258 BOUNDARY ROAD DROMANA  
VIC 3936

Sold Price

<sup>RS</sup>\$1,275,000

Sold Date

07-Jun-22

4

2

2

Distance

0.23km

RS = Recent sale      UN = Undisclosed Sale

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