

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

2/3 MACEDON AVENUE 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

\$995,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$982,500

Property type

House

Suburb

Dromana

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/31 OLYMPIC PARADE DROMANA VIC 3936	\$1,135,000	16-Jun-24
2/31 CHARLES STREET DROMANA VIC 3936	\$1,080,000	28-Jun-24
3/25 CODRINGTON STREET DROMANA VIC 3936	\$1,000,000	06-Nov-24

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: 14 November 2024


**2/31 OLYMPIC PARADE DROMANA
VIC 3936**

3 2 2

Sold Price

\$1,135,000

Sold Date

16-Jun-24

Distance

0.78km
**2/31 CHARLES STREET DROMANA
VIC 3936**

4 2 2

Sold Price

\$1,080,000

Sold Date

28-Jun-24

Distance

1.01km
**3/25 CODRINGTON STREET
DROMANA VIC 3936**

3 3 2

Sold Price

^{RS}\$1,000,000

Sold Date

06-Nov-24

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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