

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

18 Ocean 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

\$810,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,500

Property type

House

Suburb

Dromana

Period-from

01 Oct 2019

to

30 Sep 2020

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

20 Burns Close Dromana VIC 3936	\$860,000	15-Aug-20
15 Weymouth Drive Dromana VIC 3936	\$910,000	04-Jul-20
10 Burns Road Dromana VIC 3936	\$1,110,000	11-Jun-20

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: 15 October 2020



You are still permitted to inspect this property

Changes made have been announced 12/02/20. Open House and 'Public Auction' are no longer permitted. 10 persons are permitted to enter the property and will be asked to:

- Provide their name and contact information upon entry
- Observe social distancing guidelines
- Observe no touching or handshakes
- Leave the property if requested by the Estate Agent representatives
- Not to touch any surface or door handle without hand sanitiser
- To the Estate Agent representatives
- Persons must not congregate on the street while waiting for entry

Please do not hesitate to contact the listing agent directly if you would prefer to arrange a private inspection.

We are all endeavouring to keep the spread of COVID-19 and we greatly appreciate your co-operation in this important matter.

4/2/20

openhouse



20 Burns Close Dromana VIC 3936

Sold Price

RS

\$860,000

Sold Date

15-Aug-20



4



2



3

Distance

1.15km



15 Weymouth Drive Dromana VIC 3936

Sold Price

\$910,000

Sold Date

04-Jul-20



4



2



2

Distance

1.23km



10 Burns Road Dromana VIC 3936

Sold Price

\$1,110,000

Sold Date

11-Jun-20



4



2



-

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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