

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

1-3/47 Carrigg 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 Jan 2021

to

31 Dec 2021

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

1/47 Carrigg Street Dromana VIC 3936	\$850,000	11-Jan-22
2/47 Carrigg Street Dromana VIC 3936	\$825,000	12-Jan-22
4/27 James Street Dromana VIC 3936	\$770,000	10-Dec-21

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: 19 January 2022



1/47 Carrigg Street Dromana VIC
 3936

 3  2  1

Sold Price

\$850,000 Sold Date 11-Jan-22

Distance -



2/47 Carrigg Street Dromana VIC
 3936

 3  2  2

Sold Price

\$825,000 Sold Date 12-Jan-22

Distance -



4/27 James Street Dromana VIC
 3936

 2  2  1

Sold Price

^{RS} **\$770,000** Sold Date 10-Dec-21

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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