

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

3/5 SEACOMBE 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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Dromana

Period-from

01 Dec 2023

to

30 Nov 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

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 3/25 CODRINGTON STREET DROMANA VIC 3936 | \$1,000,000 | 29-Oct-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: 10 December 2024

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

3 3 2

Sold Price **\$1,000,000** Sold Date **29-Oct-24**Distance **1.76km****RS** = Recent sale **UN** = Undisclosed Sale

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