

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

8 MARGO 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Dromana

Period-from

01 Aug 2023

to

31 Jul 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

60 PIER STREET DROMANA VIC 3936

\$910,000

06-Jul-24

17 PANORAMIC AVENUE DROMANA VIC 3936

\$890,000

01-Aug-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: 15 August 2024



60 PIER STREET DROMANA VIC 3936

Sold Price

RS
 \$910,000

 Sold Date
 06-Jul-24

2
 1
 -

Distance
 0.24km



17 PANORAMIC AVENUE DROMANA VIC 3936

Sold Price

RS
 \$890,000

 Sold Date
 01-Aug-24

3
 1
 -

Distance
 0.68km

RS = Recent sale
 UN = Undisclosed Sale

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