

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

1/6-8 Harrison 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,250

Property type

House

Suburb

Dromana

Period-from

01 Feb 2020

to

31 Jan 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

2/12 Kangerong Avenue Dromana VIC 3936	\$790,000	29-Nov-20
2/10 Charles Street Dromana VIC 3936	\$710,000	13-Nov-20
1/11 James Street Dromana VIC 3936	\$735,000	02-Oct-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 February 2021



GRANGER

Ryan O'Connor

P 0422564474

M 0422564474

E ryan.oconnor@granger.com.au



2/12 Kangerong Avenue Dromana VIC 3936

Sold Price

\$790,000

Sold Date **29-Nov-20**

3 2 2

Distance **0.22km**



2/10 Charles Street Dromana VIC 3936

Sold Price

\$710,000

Sold Date **13-Nov-20**

3 2 2

Distance **0.75km**



1/11 James Street Dromana VIC 3936

Sold Price

\$735,000

Sold Date **02-Oct-20**

3 2 2

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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