

## 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

5 YOU YANGS AVENUE DROMANA VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$875,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,100

Property type

House

Suburb

Dromana

Period-from

01 Oct 2023

to

30 Sep 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

17 PANORAMIC AVENUE DROMANA VIC 3936	\$890,000	21-Jul-24
314 BOUNDARY ROAD DROMANA VIC 3936	\$900,000	22-Sep-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: 28 October 2024



17 PANORAMIC AVENUE

DROMANA VIC 3936

3

1

-

Sold Price

\$890,000

Sold Date

21-Jul-24

Distance

0.15km



314 BOUNDARY ROAD DROMANA

VIC 3936

3

2

2

Sold Price

<sup>RS</sup>\$900,000

Sold Date

22-Sep-24

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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