

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

1/19 COMO COURT 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

\$725,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Dromana

Period-from

01 Sep 2021

to

31 Aug 2022

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

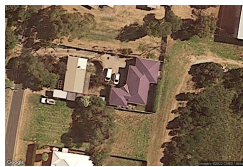
Date of sale

2/27 RAINIER AVENUE DROMANA VIC 3936	\$725,000	20-Apr-22
2/17 SHAW STREET DROMANA VIC 3936	\$750,000	26-May-22
69 RAINIER AVENUE DROMANA VIC 3936	\$697,500	13-Sep-22

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: 27 September 2022



2/27 RAINIER AVENUE DROMANA VIC 3936 Sold Price **\$725,000** Sold Date **20-Apr-22**

 3
  2
  4

Distance **0.19km**



2/17 SHAW STREET DROMANA VIC 3936 Sold Price **\$750,000** Sold Date **26-May-22**

 3
  1
  1

Distance **0.49km**



69 RAINIER AVENUE DROMANA VIC 3936 Sold Price ^{RS} **\$697,500** Sold Date **13-Sep-22**

 3
  1
  1

Distance **0.51km**



1/21 CALLAS STREET DROMANA VIC 3936 Sold Price **\$755,000** Sold Date **08-Jul-22**

 3
  2
  -

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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