

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

2/3 MACEDON AVENUE 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

\$965,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

House

Suburb

Dromana

Period-from

01 Mar 2024

to

28 Feb 2025

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

| | | |
|--------------------------------------|-------------|-----------|
| 64A FIG STREET DROMANA VIC 3936 | \$950,000 | 07-Feb-25 |
| 1/72 RAINIER AVENUE DROMANA VIC 3936 | \$1,070,000 | 21-Feb-25 |
| 66 CHARLES STREET DROMANA VIC 3936 | \$982,000 | 02-Nov-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: 17 March 2025

**64A FIG STREET DROMANA VIC 3936**

4 2 2

Sold Price

^{RS} **\$950,000** ^{UN}Sold Date **07-Feb-25**Distance **0.42km****1/72 RAINIER AVENUE DROMANA VIC 3936**

3 2 2

Sold Price

^{RS} **\$1,070,000**Sold Date **21-Feb-25**Distance **0.82km****66 CHARLES STREET DROMANA VIC 3936**

3 2 -

Sold Price

\$982,000Sold Date **02-Nov-24**Distance **0.75km****RS** = Recent sale**UN** = Undisclosed Sale

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