

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

Unit 2, 8 Williams 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 \$990,000 & \$1,050,000

Median sale price

Median price

\$792,500

Property type

Townhouse

Suburb

Dromana

Period - From

1 Jan 2021

to

31 Dec 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 six 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
Unit 1, 47 Carrigg Street Dromana	\$850,000	11 Jan 2022
Unit 2, 47 Carrigg Street Dromana	\$825,000	12 Jan 2022
Unit 4, 11 James Street Dromana	\$ 900,000	10 Jan 2022

This Statement of Information was prepared on: 14th February, 2022