

## 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

58 Callas Street Dromana VIC 3936

### Indicative selling price

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

Single Price

or range  
between

\$830,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,500

Property type

House

Suburb

Dromana

Period-from

01 Oct 2020

to

30 Sep 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 4 Olympic Parade Dromana VIC 3936 | \$825,000 | 09-Jul-21 |
| 5 Olympic Parade Dromana VIC 3936 | \$825,000 | 12-Jul-21 |
| 30 Callas Street Dromana VIC 3936 | \$835,000 | 06-Aug-21 |

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: 08 October 2021



#### 4 Olympic Parade Dromana VIC 3936

3 2 2

Sold Price

**\$825,000**

Sold Date

**09-Jul-21**

Distance

**0.54km**



#### 5 Olympic Parade Dromana VIC 3936

4 2 4

Sold Price

<sup>RS</sup> **\$825,000**

Sold Date

**12-Jul-21**

Distance

**0.58km**



#### 30 Callas Street Dromana VIC 3936

3 - -

Sold Price

**\$835,000**

Sold Date

**06-Aug-21**

Distance

**0.23km**



#### 82 Rainier Avenue Dromana VIC 3936

- - -

Sold Price

**\$405,000**

Sold Date

**05-Aug-21**

Distance

**0.73km**



#### 30 Solander Street Dromana VIC 3936

3 1 2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**03-Aug-21**

Distance

**0.51km**



#### 2 Margo Street Dromana VIC 3936

3 1 2

Sold Price

**\$1,007,000**

Sold Date

**31-Jul-21**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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### 36 Lugano Avenue Dromana VIC 3936

3 1 1

Sold Price **\$650,000** Sold Date **20-Jul-21**

Distance **0.62km**

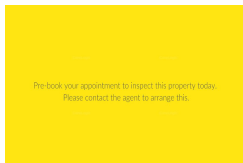


### 121 Palmerston Avenue Dromana VIC 3936

3 1 2

Sold Price **\$720,000** Sold Date **08-Jul-21**

Distance **0.13km**



### 17 Monaco Parade Dromana VIC 3936

3 1 6

Sold Price **\$771,000** Sold Date **03-Jul-21**

Distance **0.48km**



### 22 Canna Street Dromana VIC 3936

3 1 2

Sold Price **\$736,850** Sold Date **23-Jun-21**

Distance **0.14km**



### 23 Elizabeth Avenue Dromana VIC 3936

3 3 6

Sold Price **\$1,052,000** Sold Date **23-Jun-21**

Distance **0.45km**



### 13 Susan Street Dromana VIC 3936

3 2 2

Sold Price **\$973,000** Sold Date **21-Jun-21**

Distance **0.68km**

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**9 George Street Dromana VIC 3936** Sold Price <sup>RS</sup> **\$1,460,000** Sold Date **19-Jun-21**

Distance **1.13km**

4 1 1



**5 Dalworth Avenue Dromana VIC 3936** Sold Price **\$735,000** Sold Date **18-Jun-21**

Distance **0.66km**

2 1 1



**19 Jackson Way Dromana VIC 3936** Sold Price **\$1,382,000** Sold Date **15-Jun-21**

Distance **1.19km**

4 2 3



**1130 Arthurs Seat Road Dromana VIC 3936** Sold Price **\$800,000** Sold Date **12-Jun-21**

Distance **1.63km**

3 1 -



**17 Mary Street Dromana VIC 3936** Sold Price **\$730,000** Sold Date **22-May-21**

Distance **0.16km**

3 2 2



**47 Rainier Avenue Dromana VIC 3936** Sold Price **\$701,000** Sold Date **22-May-21**

Distance **0.71km**

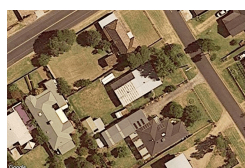
3 1 1

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UN = Undisclosed Sale

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**24 Solander Street Dromana VIC 3936**

Sold Price

**\$980,000**

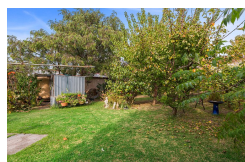
Sold Date

**19-May-21**

 4  -  1

Distance

**0.56km**



**21 Peter Street Dromana VIC 3936**

Sold Price

**\$919,000**

Sold Date

**08-May-21**

 3  1  1

Distance

**0.95km**



**29 Williams Street Dromana VIC 3936**

Sold Price

**\$1,285,000**

Sold Date

**08-May-21**

 3  1  1

Distance

**0.76km**



**67 Monaco Parade Dromana VIC 3936**

Sold Price

**\$776,000**

Sold Date

**08-May-21**

 3  1  7

Distance

**0.63km**



**51 Canna Street Dromana VIC 3936**

Sold Price

**\$800,000**

Sold Date

**09-Apr-21**

 3  2  1

Distance

**0.21km**



**21 Coleus Street Dromana VIC 3936**

Sold Price

**\$845,000**

Sold Date

**04-Mar-21**

 3  2  3

Distance

**0.25km**

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## 2/20 Callas Street Dromana VIC 3936

 - 
  - 
  -

Sold Price

**\$310,000**

Sold Date

**03-Mar-21**

Distance

**0.31km**



## 70A Seacombe Street Dromana VIC 3936

 - 
  - 
  -

Sold Price

**\$430,000**

Sold Date

**02-Mar-21**

Distance

**0.35km**



## 59 Fig Street Dromana VIC 3936

 3 
  1 
  -

Sold Price

**\$652,119**

Sold Date

**22-Feb-21**

Distance

**0.04km**



## 50 Coleus Street Dromana VIC 3936

 4 
  1 
  2

Sold Price

**\$970,000**

Sold Date

**20-Feb-21**

Distance

**0.24km**



## 10 Lombardy Avenue Dromana VIC 3936

 3 
  1 
  1

Sold Price

**\$570,000**

Sold Date

**13-Feb-21**

Distance

**0.34km**



## 69 Fig Street Dromana VIC 3936

 3 
  3 
  2

Sold Price

**\$900,000**

Sold Date

**09-Feb-21**

Distance

**0.08km**

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**34 Coleus Street Dromana VIC 3936**

 4  2  -

Sold Price

**\$535,000**

Sold Date

**31-Dec-20**

Distance

**0.19km**



**72 Seacombe Street Dromana VIC 3936**

 2  1  2

Sold Price

**\$700,000**

Sold Date

**10-Dec-20**

Distance

**0.34km**



**9 Cosmos Street Dromana VIC 3936**

 4  2  -

Sold Price

**\$510,000**

Sold Date

**28-Nov-20**

Distance

**0.34km**



**20 Coleus Street Dromana VIC 3936**

 3  1  2

Sold Price

**\$705,000**

Sold Date

**11-Nov-20**

Distance

**0.21km**



**6 Clematis Street Dromana VIC 3936**

 -  -  -

Sold Price

**\$255,000**

Sold Date

**10-Nov-20**

Distance

**0.3km**



**10 Coleus Street Dromana VIC 3936**

 2  2  1

Sold Price

**\$642,000**

Sold Date

**14-Oct-20**

Distance

**0.25km**

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**34 Canna Street Dromana VIC 3936** Sold Price

**\$629,000** Sold Date **06-Oct-20**

 2  1  3

Distance **0.09km**

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