

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

16 Burns Road, Dromana Vic 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,290,000

&

\$1,390,000

Median sale price

Median price \$1,190,000

Property Type House

Suburb Dromana

Period - From 01/04/2023

to

30/06/2023

Source REIV

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
1	11 Macedon Av DROMANA 3936	\$1,375,000	01/09/2023
2	11 Cloud St ARTHURS SEAT 3936	\$1,361,000	26/04/2023
3	22 Lupin St DROMANA 3936	\$1,360,000	31/03/2023

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 six months.~~

This Statement of Information was prepared on:

18/09/2023 11:36

16 Burns Road, Dromana Vic 3936



 5  3  3

Rooms: 9
Property Type: House
Land Size: 869 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median House Price
June quarter 2023: \$1,190,000

Comparable Properties



11 Macedon Av DROMANA 3936 (REI)

Agent Comments

 3  2  2

Price: \$1,375,000
Method: Private Sale
Date: 01/09/2023
Property Type: House



11 Cloud St ARTHURS SEAT 3936 (REI/VG)

Agent Comments

 4  1  2

Price: \$1,361,000
Method: Private Sale
Date: 26/04/2023
Property Type: House (Res)
Land Size: 867 sqm approx



22 Lupin St DROMANA 3936 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,360,000
Method: Private Sale
Date: 31/03/2023
Property Type: House (Res)
Land Size: 604 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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