

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

43 DEVON 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

\$1,695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,100

Property type

House

Suburb

Dromana

Period-from

01 Nov 2023

to

31 Oct 2024

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

| | | |
|----------------------------------|-------------|-----------|
| 15 MANNA STREET DROMANA VIC 3936 | \$1,600,000 | 05-Oct-24 |
| 27 MANNA STREET DROMANA VIC 3936 | \$1,600,000 | 12-Jul-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: 04 November 2024



15 MANNA STREET DROMANA VIC

3936

Sold Price

RS

\$1,600,000

Sold Date

05-Oct-24

4

2

2

Distance

0.49km



27 MANNA STREET DROMANA VIC

3936

Sold Price

RS

\$1,600,000

Sold Date

12-Jul-24

4

2

2

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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