

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

3A Wonga Grove 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

\$1,330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,000

Property type

Other

Suburb

Dromana

Period-from

01 Mar 2020

to

28 Feb 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

23 William Street McCrae VIC 3938	\$1,280,000	22-Oct-20
37 The Avenue McCrae VIC 3938	\$1,100,000	02-Feb-21
8 Eddystone Street McCrae VIC 3938	\$1,408,000	14-Dec-20

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: 28 March 2021



GRANGER
Kerryn Mountain

M 0438283564

E kerryn.mountain@granger.com.au



23 William Street McCrae VIC 3938 Sold Price ^{RS} **\$1,280,000** Sold Date **22-Oct-20**

- - -

Distance **1.08km**

Notes from your agent

Vacant land. Granger Sale, Unit development site



37 The Avenue McCrae VIC 3938 Sold Price ^{RS} **\$1,100,000** Sold Date **02-Feb-21**

3 2 2

Distance **1.24km**



8 Eddystone Street McCrae VIC 3938 Sold Price **\$1,408,000** Sold Date **14-Dec-20**

3 1 1

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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