

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

1/34 McCulloch 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

\$760,000

&

\$805,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,050

Property type

Unit

Suburb

Dromana

Period-from

01 Jul 2019

to

30 Jun 2020

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

| | | |
|--|-----------|-----------|
| 1/15 Carrigg Street Dromana VIC 3936 | \$760,000 | 05-Jun-20 |
| 3/34 McCulloch Street Dromana VIC 3936 | \$738,000 | 25-Jun-20 |
| 2/59 McCulloch Street Dromana VIC 3936 | \$970,000 | 10-Jun-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.~~

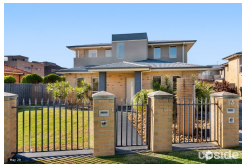
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1/15 Carrigg Street Dromana VIC 3936

4 3 2

Sold Price

\$760,000^{UN}

Sold Date **05-Jun-20**

Distance **1.07km**



3/34 McCulloch Street Dromana VIC 3936

3 2 2

Sold Price

^{RS}**\$738,000**

Sold Date **25-Jun-20**

Distance **0.01km**



2/59 McCulloch Street Dromana VIC 3936

3 2 2

Sold Price

^{RS}**\$970,000**

Sold Date **10-Jun-20**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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