



**GRANGER**

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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### LAND Offered for Sale

52 Coleus Street Dromana VIC 3936

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### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000 & \$350,000

### Median Sale Price

\$535,000 Lands in Dromana between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

### Comparable Property Sales

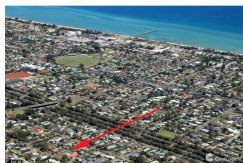
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**45 Dahlia Street Dromana VIC 3936** Sold Price **\$400,000** Sold Date **09-Jul-19**

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Distance **0.28km**



**26 Callas Street Dromana VIC 3936** Sold Price **\$460,000** Sold Date **16-Apr-19**

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Distance **0.54km**



**5 Monaco Parade Dromana VIC 3936** Sold Price **\$440,000** Sold Date **15-Feb-19**

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Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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