# 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

40 MANNA	STREET	DROMANA	VIC 3936
	SINCLI	DIVONIANA	10 3330

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range betweer	51 040 000	&	\$1,144,000	
Median sale price (*Delete house or unit as ap	plicable)					
Median Price	\$1,000,100	Property type	House	Suburb	Dromana	

31 Oct 2024

#### Comparable property sales (\*Delete A or B below as applicable)

01 Nov 2023

**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.

to

Address of comparable property	Price	ce Date of sale	
67 LOMBARDY AVENUE DROMANA VIC 3936	\$1,009,000	19-Oct-24	
314 BOUNDARY ROAD DROMANA VIC 3936	\$900,000	22-Sep-24	
10 MICHAEL STREET DROMANA VIC 3936	\$1,060,000	21-Aug-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: 01 November 2024

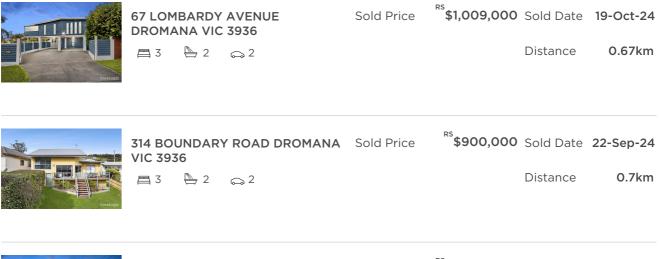
Source



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10 MICHAEL STREET DROMANA VIC 3936			Sold Price	<sup>R5</sup> \$1,060,000	Sold Date	21-Aug-24
<b>a</b> 3	2	⇔ 4			Distance	1.47km

RS = Recent sale UN = Undisclosed Sale

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