

## 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

### Indicative selling price

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

Single Price

or range  
between

\$1,040,000

&

\$1,144,000

### 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

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

**67 LOMBARDY AVENUE  
DROMANA VIC 3936**

3 2 2

Sold Price <sup>RS</sup> **\$1,009,000** Sold Date **19-Oct-24**Distance **0.67km****314 BOUNDARY ROAD DROMANA  
VIC 3936**

3 2 2

Sold Price <sup>RS</sup> **\$900,000** Sold Date **22-Sep-24**Distance **0.7km****10 MICHAEL STREET DROMANA  
VIC 3936**

3 2 4

Sold Price <sup>RS</sup> **\$1,060,000** Sold Date **21-Aug-24**Distance **1.47km****RS** = Recent sale      **UN** = Undisclosed Sale

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