

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

211 BOUNDARY ROAD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Dromana

Period-from

01 May 2023

to

30 Apr 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

46 OLYMPIC PARADE DROMANA VIC 3936	\$720,000	04-Mar-24
33 CANNA STREET DROMANA VIC 3936	\$721,000	17-Feb-24
20 ELIZABETH AVENUE DROMANA VIC 3936	\$760,000	02-Dec-23

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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46 OLYMPIC PARADE DROMANA
VIC 3936

Sold Price\$720,000Sold Date04-Mar-24

1

1

2

Distance0.52km



33 CANNA STREET DROMANA VIC
3936

Sold Price^{RS}\$721,000Sold Date17-Feb-24

4

2

1

Distance0.59km



20 ELIZABETH AVENUE DROMANA
VIC 3936

Sold Price\$760,000Sold Date02-Dec-23

2

1

2

Distance0.77km

RS = Recent sale UN = Undisclosed Sale

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