

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

42 Seacombe 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

\$1,050,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,750

Property type

House

Suburb

Dromana

Period-from

01 Jun 2019

to

31 May 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

34 Charles Street Dromana VIC 3936	\$1,100,000	30-May-20
19B McCulloch Street Dromana VIC 3936	\$1,050,000	04-Mar-20
1/27 Codrington Street Dromana VIC 3936	\$1,250,000	02-Jan-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.~~

This Statement of Information was prepared on: 10 June 2020



GRANGER
 Steve Granger
 M 0488 333 117
 E steve.granger@granger.com.au



You are still permitted to inspect this property
 Granger's real estate have been announced 'SafeSpace' Open House and 'SafeSpace' are no longer limited 10 persons are permitted to enter the property and will be asked to:

- Provide their name and contact information upon entry
- Observe social distancing guidelines
- Observe all necessary and relevant measures, agency and representatives
- Leave the property if requested by the Estate Agency representatives
- Not to touch any surface or door handle without hand sanitisation by the Estate Agency representatives
- Persons must not congregate on the street while waiting for entry

Please do not hesitate to contact the listing agent directly if you would prefer to arrange a private inspection.

We are all endeavouring to keep the spread of COVID-19 and we greatly appreciate your co-operation in this important matter.

34 Charles Street Dromana VIC 3936

4 3 2

Sold Price ^{RS} **\$1,100,000** Sold Date **30-May-20**

Distance **0.12km**



19B McCulloch Street Dromana VIC 3936

3 2 3

Sold Price **\$1,050,000** Sold Date **04-Mar-20**

Distance **1.2km**



1/27 Codrington Street Dromana VIC 3936

4 2 2

Sold Price **\$1,250,000** Sold Date **02-Jan-20**

Distance **1.73km**

RS = Recent sale **UN** = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.