

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

2/18 Macedon Avenue 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Dromana

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/16 Macedon Avenue Dromana VIC 3936	\$790,000	19-Oct-21
4/19 James Street Dromana VIC 3936	\$620,000	03-Jul-21

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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2/16 Macedon Avenue Dromana VIC 3936

^{RS} **\$790,000** Sold Date **19-Oct-21**

2 1 1

Distance **0.02km**



4/19 James Street Dromana VIC 3936

Sold Price **\$620,000** Sold Date **03-Jul-21**

2 1 1

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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