

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

4 Dover Court 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,000

Property type

House

Suburb

Dromana

Period-from

01 Apr 2020

to

31 Mar 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

6 Kent Street Dromana VIC 3936	\$1,223,000	27-Mar-21
21 Bellevue Road Dromana VIC 3936	\$1,252,500	25-Mar-21
21 Dorothea Crescent Dromana VIC 3936	\$1,300,000	22-Feb-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.~~

This Statement of Information was prepared on: 30 April 2021



6 Kent Street Dromana VIC 3936

Sold Price

^{RS} **\$1,223,000**

Sold Date

27-Mar-21

 4  3  2

Distance

0.22km



21 Bellevue Road Dromana VIC 3936

Sold Price

^{RS} **\$1,252,500**

Sold Date

25-Mar-21

 3  2  1

Distance

0.54km



21 Dorothea Crescent Dromana VIC 3936

Sold Price

^{RS} **\$1,300,000**

Sold Date

22-Feb-21

 5  2  2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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