

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

3 DOROTHEA CRESCENT 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

\$1,085,000

&

\$1,130,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,500

Property type

House

Suburb

Dromana

Period-from

01 Aug 2022

to

31 Jul 2023

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

1 OCEAN STREET DROMANA VIC 3936	\$1,085,000	10-Jun-23
67 LOMBARDY AVENUE DROMANA VIC 3936	\$1,180,000	02-Jun-23
20 DAHLIA STREET DROMANA VIC 3936	\$1,105,000	16-May-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.~~

This Statement of Information was prepared on: 31 August 2023



1 OCEAN STREET DROMANA VIC 3936

Sold Price ^{RS} **\$1,085,000** Sold Date **10-Jun-23**

 4  2  1

Distance **1.17km**



67 LOMBARDY AVENUE DROMANA VIC 3936

Sold Price ^{RS} **\$1,180,000** Sold Date **02-Jun-23**

 3  2  2

Distance **1.26km**



20 DAHLIA STREET DROMANA VIC 3936

Sold Price **\$1,105,000** Sold Date **16-May-23**

 4  2  1

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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