# 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

14 THOMAS STREET DROMANA VIC 3936

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

| Single Price   | or rang<br>betwee | 51495000      | &    | \$1,595,000 |         |  |  |  |  |
|--|-------------------|---------------|------|-------------|---------|--|--|--|--|
| Median sale price<br>(*Delete house or unit as applicable) |                   |               |      |             |         |  |  |  |  |
| Median Price   | \$820,000         | Property type | Unit | Suburb      | Dromana |  |  |  |  |

31 Jan 2025

## Comparable property sales (\*Delete A or B below as applicable)

01 Feb 2024

**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.

to

| Address of comparable property     | Price       | Date of sale |  |
|------------------------------------|-------------|--------------|--|
| 32 FRANCIS STREET DROMANA VIC 3936 | \$1,845,000 | 19-Aug-24    |  |
| 6 THOMAS STREET DROMANA VIC 3936   | \$2,250,000 | 13-Jan-25    |  |
| 22 PIER STREET DROMANA VIC 3936    | \$1,700,000 | 20-Jan-25    |  |

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: 03 February 2025

Source



Corelogic

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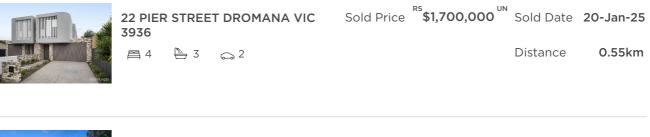




|   | 32 FRANCIS STREET DROMANA<br>VIC 3936 |   |            | Sold Price | <sup>RS</sup> \$1,845,000 | Sold Date | 19-Aug-24 |
|---|---------------------------------------|---|------------|------------|---------------------------|-----------|-----------|
| 0 | <b>=</b> -                            | - | <b>⇔</b> - |            |                           | Distance  | 0.08km    |



|     | 6 THOM<br>3936 | 1AS STF | REET DROMANA VIC | Sold Price | <sup>RS</sup> <b>\$2,250,000</b> | Sold Date | 13-Jan-25 |
|-----|----------------|---------|------------------|------------|----------------------------------|-----------|-----------|
| gte | 酉 4            | 4       | <b>⇔</b> 6       |            |                                  | Distance  | 0.08km    |





| 23 CLARENDON STREET<br>DROMANA VIC 3936 |   |            | Sold Price | \$1,685,000 | Sold Date | 20-Sep-24 |        |
|---|---|------------|------------|-------------|-----------|-----------|--------|
| 昌 5                                     | 3 | <b>a</b> 2 |            |             |           | Distance  | 0.82km |

#### RS = Recent sale UN = Undisclosed Sale

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