

## 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

22 GRAEME STREET DROMANA VIC 3936

### Indicative selling price

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

Single Price

\$998,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Dromana

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 3 PALM GROVE DROMANA VIC 3936        | \$1,075,000 | 07-Jan-22 |
| 30 WATSON AVENUE DROMANA VIC 3936    | \$1,129,000 | 02-Feb-22 |
| 35 BEACHURST AVENUE DROMANA VIC 3936 | \$999,000   | 07-Jan-22 |

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 March 2022



**3 PALM GROVE DROMANA VIC 3936**

2 1 3

Sold Price **\$1,075,000** Sold Date **07-Jan-22**

Distance **0.37km**

**Notes from your agent**

old home, 2 unit development site



**30 WATSON AVENUE DROMANA VIC 3936**

3 3 1

Sold Price <sup>RS</sup> **\$1,129,000** Sold Date **02-Feb-22**

Distance -

**Notes from your agent**

SOLD \$1,129,000 completely renovated home, 3 bathrooms



**35 BEACHURST AVENUE DROMANA VIC 3936**

2 2 1

Sold Price **\$999,000** Sold Date **07-Jan-22**

Distance -

**Notes from your agent**

Substantial brick home, 2 bed, 2 bath, further from the beach - Sold for \$999,000

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

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