

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

6 JAGUNGAL 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

\$1,025,000

&

\$1,125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$982,500

Property type

House

Suburb

Dromana

Period-from

01 Nov 2023

to

31 Oct 2024

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

10 MICHAEL STREET DROMANA VIC 3936

\$1,060,000

21-Aug-24

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: 07 November 2024

Adam Alexander
P 5987 1999
M 0416236393
E adam.alexander@belleproperty.com



10 MICHAEL STREET DROMANA
VIC 3936

3 2 4

Sold Price ^{RS} \$1,060,000 Sold Date 21-Aug-24

Distance 0.34km

RS = Recent sale UN = Undisclosed Sale

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