

## 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 Coolangatta Terrace 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

or range  
between

\$890,000

&

\$979,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$786,000

Property type

House

Suburb

Dromana

Period-from

01 May 2020

to

30 Apr 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 1138 Arthurs Seat Road Dromana VIC 3936 | \$1,065,000 | 09-Apr-21 |
| 2 Maud Road Dromana VIC 3936            | \$1,300,000 | 19-Jan-21 |
| 24 Scott Street Dromana VIC 3936        | \$961,000   | 02-Mar-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: 07 May 2021


**1138 Arthurs Seat Road Dromana VIC 3936**
 4    2    6

Sold Price

<sup>RS</sup> **\$1,065,000**

Sold Date

**09-Apr-21**

Distance

**0.09km**

**2 Maud Road Dromana VIC 3936**
 3    2    6

Sold Price

**\$1,300,000**

Sold Date

**19-Jan-21**

Distance

**0.23km**

**24 Scott Street Dromana VIC 3936**
 3    2    4

Sold Price

**\$961,000**

Sold Date

**02-Mar-21**

Distance

**0.55km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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