

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

135/131 Nepean Highway, Dromana

Indicative selling price

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

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Dromana

Period-from

01 Dec 2023

to

30 Nov 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

Address of comparable property	Price	Date of sale
5/54 KANGERONG AVENUE DROMANA VIC 3936	\$500,000	11-Jun-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.

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Jayne Lee
P 03 9775 4489
M 0456684018
E sales@blackfoxrealestate.com.au



**5/54 KANGERONG AVENUE
DROMANA VIC 3936**

 2  1  1

Sold Price **\$500,000** Sold Date **11-Jun-24**

Distance **1.88km**

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

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