

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

97 PALMERSTON AVENUE 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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$982,500

Property type

House

Suburb

Dromana

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 FRIEDA STREET DROMANA VIC 3936	780000	09-Apr-22
16 LOMBARDY AVENUE DROMANA VIC 3936	765000	20-Jun-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**10 FRIEDA STREET DROMANA VIC 3936**

Sold Price

780000

Sold Date

09-Apr-22

3



1



2

Distance

0.71km**16 LOMBARDY AVENUE DROMANA VIC 3936**

Sold Price

^{RS}**765000**

Sold Date

20-Jun-22

3



1



2

Distance

0.3km**RS** = Recent sale**UN** = Undisclosed Sale

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