

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

13 SUNSET WAY 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

\$1,480,000

&

\$1,580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Dromana

Period-from

01 May 2022

to

30 Apr 2023

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

30 SCOTT STREET DROMANA VIC 3936	\$1,400,000	01-May-22
3 KEATS ROAD DROMANA VIC 3936	\$1,585,000	12-Jul-22
18 BURNS CLOSE DROMANA VIC 3936	\$1,540,000	26-Feb-23

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: 06 May 2023



30 SCOTT STREET DROMANA VIC 3936

Sold Price

\$1,400,000

Sold Date

01-May-22

4

2

1

Distance

0.27km



3 KEATS ROAD DROMANA VIC 3936

Sold Price

\$1,585,000

Sold Date

12-Jul-22

5

2

2

Distance

0.45km



18 BURNS CLOSE DROMANA VIC 3936

Sold Price

\$1,540,000

Sold Date

26-Feb-23

5

2

4

Distance

0.23km

RS = Recent sale
UN = Undisclosed Sale

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