

## 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

19 ANNE DRIVE 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

\$1,800,000

&

\$1,975,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Jan 2024

to

31 Dec 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

|                                    |             |           |
|------------------------------------|-------------|-----------|
| 6 THOMAS STREET DROMANA VIC 3936   | \$2,250,000 | 13-Jan-25 |
| 227 BOUNDARY ROAD DROMANA VIC 3936 | \$1,905,000 | 31-Jul-24 |
| 32 FRANCIS STREET DROMANA VIC 3936 | \$1,845,000 | 19-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: 31 January 2025

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**6 THOMAS STREET DROMANA VIC 3936**

Sold Price

<sup>RS</sup> **\$2,250,000**

Sold Date

**13-Jan-25**

4 4 6

Distance

**1.41km**



**227 BOUNDARY ROAD DROMANA VIC 3936**

Sold Price

**\$1,905,000**

Sold Date

**31-Jul-24**

2 6 4

Distance

**0.37km**



**32 FRANCIS STREET DROMANA VIC 3936**

Sold Price

<sup>RS</sup> **\$1,845,000** <sup>UN</sup>

Sold Date

**19-Aug-24**

- - -

Distance

**1.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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