

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

3 GLENONE 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

\$1,290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,500

Property type

House

Suburb

Dromana

Period-from

01 Nov 2021

to

31 Oct 2022

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

9 PASLEY STREET DROMANA VIC 3936	\$1,675,000	07-Oct-22
11 GARNER STREET DROMANA VIC 3936	\$1,415,000	17-Oct-22
27 HEALES STREET DROMANA VIC 3936	\$1,435,000	04-Nov-22

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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9 PASLEY STREET DROMANA VIC 3936

Sold Price

^{RS}

\$1,675,000

Sold Date

07-Oct-22



4



2



3

Distance

0.38km



11 GARNER STREET DROMANA VIC 3936

Sold Price

\$1,415,000

Sold Date

17-Oct-22



4



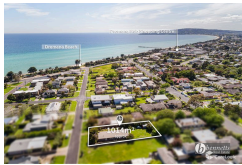
2



4

Distance

0.48km



27 HEALES STREET DROMANA VIC 3936

Sold Price

^{RS}

\$1,435,000

Sold Date

04-Nov-22



4



2



2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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