

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

43 Mary Street 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Dromana

Period-from

01 Jan 2020

to

31 Dec 2020

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

20 Coleus Street Dromana VIC 3936	\$705,000	20-Nov-20
34 Canna Street Dromana VIC 3936	\$629,000	06-Oct-20
48 Lombardy Avenue Dromana VIC 3936	\$680,000	09-Oct-20

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: 05 January 2021



20 Coleus Street Dromana VIC 3936

Sold Price

^{RS} **\$705,000** Sold Date **20-Nov-20**

 3  1  2

Distance **0.39km**



34 Canna Street Dromana VIC 3936

Sold Price

\$629,000 Sold Date **06-Oct-20**

 2  1  3

Distance **0.32km**



48 Lombardy Avenue Dromana VIC 3936

Sold Price

\$680,000 Sold Date **09-Oct-20**

 4  1  1

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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