

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

4 Cosmos 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

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Dromana

Period-from

01 Mar 2019

to

29 Feb 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

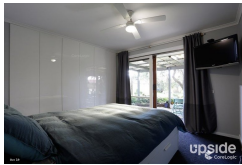
Date of sale

3 Callas Street Dromana VIC 3936	\$646,000	11-Nov-19
6 You Yangs Avenue Dromana VIC 3936	\$725,000	29-Feb-20
12 Corey Avenue Dromana VIC 3936	\$767,500	22-Feb-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: 16 March 2020



3 Callas Street Dromana VIC 3936

Sold Price

\$646,000

Sold Date

11-Nov-19

 4  3  6

Distance

0.39km



6 You Yangs Avenue Dromana VIC 3936

Sold Price

^{RS} **\$725,000**

Sold Date

29-Feb-20

 4  3  4

Distance

0.51km



12 Corey Avenue Dromana VIC 3936

Sold Price

^{RS} **\$767,500**

Sold Date

22-Feb-20

 4  2  4

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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