

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 MACEDON 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

or range
between

\$785,000

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Dromana

Period-from

01 Jul 2023

to

30 Jun 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

276 BOUNDARY ROAD DROMANA VIC 3936

\$791,000

26-Mar-24

31 TENNENT STREET DROMANA VIC 3936

\$855,000

20-Mar-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.

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276 BOUNDARY ROAD DROMANA
VIC 3936

Sold Price\$791,000Sold Date26-Mar-24

3

1

4

Distance0.34km



31 TENNENT STREET DROMANA
VIC 3936

Sold Price\$855,000Sold Date20-Mar-24

3

2

-

Distance0.48km

RS = Recent sale UN = Undisclosed Sale

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