

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

76 Nepean Highway 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

\$795,000

&

\$874,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,900

Property type

Land

Suburb

Dromana

Period-from

01 Feb 2021

to

31 Jan 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

5 Karadoc Street Dromana VIC 3936	\$990,000	18-Dec-21
11 Corey Avenue Dromana VIC 3936	\$860,000	23-Dec-21
1 Forbes Street Safety Beach VIC 3936	\$960,000	04-Dec-21

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: 26 February 2022



5 Karadoc Street Dromana VIC 3936

Sold Price

^{RS} **\$990,000**

Sold Date

18-Dec-21

 2  2  2

Distance

0.6km

Notes from your agent

SOLD \$990,000 - very close to beach and closer to shops, land value



11 Corey Avenue Dromana VIC 3936 Sold Price

^{RS} **\$860,000**

Sold Date

23-Dec-21

 3  1  -

Distance

0.19km

Notes from your agent

SOLD 860,000 brick home, larger block, further from the beach



1 Forbes Street Safety Beach VIC 3936

Sold Price

\$960,000

Sold Date

04-Dec-21

 3  1  6

Distance

0.13km

Notes from your agent

brick home, quieter street

RS = Recent sale

UN = Undisclosed Sale

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