

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

1/34 CODRINGTON 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Dromana

Period-from

01 Apr 2022

to

31 Mar 2023

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

7/5 SEACOMBE STREET DROMANA VIC 3936	\$740,000	24-Jan-23

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: 06 April 2023



7/5 SEACOMBE STREET DROMANA
 VIC 3936

Sold Price
\$740,000

Sold Date
24-Jan-23

 2
  1
  1

Distance
1.95km

RS = Recent sale
 UN = Undisclosed Sale

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