

## 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

69B Palmerston Avenue Dromana VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$728,500

Property type

House

Suburb

Dromana

Period-from

01 Sep 2018

to

31 Aug 2019

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

3/20 James Street Dromana VIC 3936	\$585,000	07-Jun-19
2/68 Williams Street Dromana VIC 3936	\$585,000	21-Jun-19
12/7 Nepean Highway Safety Beach VIC 3936	\$585,000	10-Sep-19

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: 18 September 2019



**3/20 James Street Dromana VIC 3936**

Sold Price **\$585,000** Sold Date **07-Jun-19**

 2  2  1

Distance **1.59km**



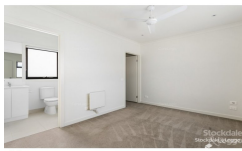
**2/68 Williams Street Dromana VIC 3936**

Sold Price

Sold Date **21-Jun-19**

 3  2  1

Distance **0.34km**



**12/7 Nepean Highway Safety Beach VIC 3936**

Sold Price

<sup>RS</sup> **\$585,000** Sold Date **10-Sep-19**

 3  2  2

Distance **0.8km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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