

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 GRAEME 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

Suburb

Dromana

Period-from

01 Dec 2023

to

30 Nov 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

41 SEACOMBE STREET DROMANA VIC 3936	\$1,085,000	19-Oct-24
27 SOLANDER STREET DROMANA VIC 3936	\$1,050,000	17-Aug-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.

This Statement of Information was prepared on: 23 December 2024

**41 SEACOMBE STREET DROMANA
VIC 3936**

3 1 1

Sold Price

RS

\$1,085,000

Sold Date

19-Oct-24

Distance

0.15km**27 SOLANDER STREET DROMANA
VIC 3936**

3 1 1

Sold Price

\$1,050,000

Sold Date

17-Aug-24

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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