

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

1/19 DAVEY 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

Other

Suburb

Dromana

Period-from

01 Mar 2021

to

28 Feb 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

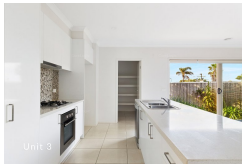
Date of sale

3/51 ARTHUR STREET DROMANA VIC 3936	\$825,000	09-Feb-22
2/18 GEORGE STREET SAFETY BEACH VIC 3936	\$850,000	30-Oct-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: 17 March 2022

**3/51 ARTHUR STREET DROMANA
VIC 3936** 3  2  2

Sold Price

\$825,000

Sold Date

09-Feb-22

Distance

0.48km**2/18 GEORGE STREET SAFETY
BEACH VIC 3936** 3  2  2

Sold Price

\$850,000

Sold Date

30-Oct-21

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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