

## 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

97 RAINIER 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

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Jan 2024

to

31 Dec 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

53 LOMBARDY AVENUE DROMANA VIC 3936	\$880,000	17-Nov-24
19 TENNENT STREET DROMANA VIC 3936	\$992,500	17-Sep-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: 22 January 2025

**53 LOMBARDY AVENUE  
DROMANA VIC 3936**

4 2 2

Sold Price **\$880,000** Sold Date **17-Nov-24**Distance **0.31km****19 TENNENT STREET DROMANA  
VIC 3936**

4 3 2

Sold Price **\$992,500** Sold Date **17-Sep-24**Distance **1.4km**

RS = Recent sale      UN = Undisclosed Sale

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