

## 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

26 Coleus Street 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

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$883,500

Property type

House

Suburb

Dromana

Period-from

01 Dec 2020

to

30 Nov 2021

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

40 Watson Avenue Dromana VIC 3936	\$1,070,000	09-Nov-21
22 Lugano Avenue Dromana VIC 3936	\$1,035,000	24-Nov-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: 15 December 2021

**40 Watson Avenue Dromana VIC 3936** 4  2  2

Sold Price

**\$1,070,000**

Sold Date

**09-Nov-21**

Distance

**1.1km****22 Lugano Avenue Dromana VIC 3936** 3  2  2

Sold Price

<sup>RS</sup>**\$1,035,000**

Sold Date

**24-Nov-21**

Distance

**0.49km****RS** = Recent sale**UN** = Undisclosed Sale

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