

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

2/37 LUGANO 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,053,000

Property type

House

Suburb

Dromana

Period-from

01 Jun 2022

to

31 May 2023

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

1/37 LUGANO AVENUE DROMANA VIC 3936	\$606,000	20-Mar-23
3/59 CALLAS STREET DROMANA VIC 3936	\$669,000	24-Apr-23
49 COLEUS STREET DROMANA VIC 3936	\$655,000	28-Jan-23

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: 03 June 2023



1/37 LUGANO AVENUE DROMANA
VIC 3936

Sold Price
 \$606,000

Sold Date
 20-Mar-23

3
 1
 1

Distance
 0km



3/59 CALLAS STREET DROMANA
VIC 3936

Sold Price
 \$669,000

Sold Date
 24-Apr-23

3
 2
 1

Distance
 0.74km



49 COLEUS STREET DROMANA VIC
3936

Sold Price
 \$655,000

Sold Date
 28-Jan-23

2
 1
 1

Distance
 0.83km

RS = Recent sale
 UN = Undisclosed Sale

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