

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

3/6 MARY 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Dromana

Period-from

01 Nov 2023

to

31 Oct 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

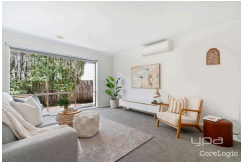
Address of comparable property	Price	Date of sale
1/8 BELLMARE AVENUE DROMANA VIC 3936	\$737,000	14-Nov-24

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.

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1/8 BELLMARE AVENUE DROMANA Sold Price
VIC 3936

^{RS} **\$737,000** Sold Date **14-Nov-24**

 3  2  1

Distance **0.67km**

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

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