

## 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

4/16 Francis 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dromana

Period-from

01 Jan 2019

to

31 Dec 2019

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

3/1 Ligar Street Dromana VIC 3936	\$680,000	19-Oct-19
4 Dyson Street Dromana VIC 3936	\$595,000	24-Oct-19
12/7 Nepean Highway Safety Beach VIC 3936	\$585,000	20-Aug-19

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: 23 January 2020

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**3/1 Ligar Street Dromana VIC 3936** Sold Price **\$680,000** Sold Date **19-Oct-19**

3 2 2

Distance **0.43km**



**4 Dyson Street Dromana VIC 3936** Sold Price <sup>RS</sup> **\$595,000** Sold Date **24-Oct-19**

3 2 1

Distance **0.91km**



**12/7 Nepean Highway Safety Beach VIC 3936** Sold Price **\$585,000** Sold Date **20-Aug-19**

3 2 2

Distance **1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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