

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

22 BURNS CLOSE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,051,500

Property type

Other

Suburb

Dromana

Period-from

01 Jul 2021

to

30 Jun 2022

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

27 HILLVIEW STREET DROMANA VIC 3936	\$1,080,000	11-May-22
258 BOUNDARY ROAD DROMANA VIC 3936	\$1,275,000	07-Jun-22
20 VERONA STREET DROMANA VIC 3936	\$1,150,000	15-Jul-22

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: 26 July 2022


**27 HILLVIEW STREET DROMANA
VIC 3936**

Sold Price

^{RS}
\$1,080,000

Sold Date

11-May-22


3



1



2

Distance

1.08km

**258 BOUNDARY ROAD DROMANA
VIC 3936**

Sold Price

^{RS}
\$1,275,000

Sold Date

07-Jun-22


4



2



2

Distance

1.28km

**20 VERONA STREET DROMANA
VIC 3936**

Sold Price

^{RS}
\$1,150,000

Sold Date

15-Jul-22


4



2



2

Distance

1.48km
RS = Recent sale

UN = Undisclosed Sale

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