

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 Williams 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,500

Property type

House

Suburb

Dromana

Period-from

01 Oct 2018

to

30 Sep 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

16 Karadoc Street Dromana VIC 3936	\$701,000	10-Aug-19
20 Nepean Highway Dromana VIC 3936	\$860,000	24-May-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: 10 October 2019



16 Karadoc Street Dromana VIC 3936

Sold Price

\$701,000

Sold Date

10-Aug-19



3



1



2

Distance

0.21km



20 Nepean Highway Dromana VIC 3936

Sold Price

\$860,000

Sold Date

24-May-19



6



2



3

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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