

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

8 BEACHURST 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,000

Property type

House

Suburb

Dromana

Period-from

01 Jan 2024

to

31 Dec 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

4 ROSALIE AVENUE DROMANA VIC 3936	\$935,000	29-Dec-24
11 COREY AVENUE DROMANA VIC 3936	\$920,000	11-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.

This Statement of Information was prepared on: 09 January 2025

**4 ROSALIE AVENUE DROMANA
VIC 3936**

3 2 -

Sold Price

RS

\$935,000Sold Date **29-Dec-24**Distance **0.12km****11 COREY AVENUE DROMANA VIC
3936**

3 1 -

Sold Price

\$920,000Sold Date **11-Nov-24**Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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