

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

6 PONDEROSA PLACE 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

\$1,095,000

&

\$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,000

Property type

House

Suburb

Dromana

Period-from

01 Sep 2021

to

31 Aug 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

21 WOODLANDS GROVE SAFETY BEACH VIC 3936	\$1,130,000	10-Aug-22
7 FLEMING STREET SAFETY BEACH VIC 3936	\$1,080,000	20-Jul-22
8 OLYMPIC PARADE DROMANA VIC 3936	\$1,140,000	30-Mar-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: 05 September 2022


**21 WOODLANDS GROVE SAFETY
BEACH VIC 3936**
 4  2  2

Sold Price

^{RS}
\$1,130,000

Sold Date

10-Aug-22

Distance

0.43km

**7 FLEMING STREET SAFETY
BEACH VIC 3936**
 4  2  3

Sold Price

^{RS}
\$1,080,000

Sold Date

20-Jul-22

Distance

0.47km

**8 OLYMPIC PARADE DROMANA
VIC 3936**
 4  2  2

Sold Price

\$1,140,000

Sold Date

30-Mar-22

Distance

0.89km
RS = Recent sale

UN = Undisclosed Sale

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