

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

7 DOROTHEA CRESCENT 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

\$995,000

&

\$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Dromana

Period-from

01 Aug 2023

to

31 Jul 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

63 WILLIAMS STREET DROMANA VIC 3936

\$1,042,000

17-Apr-24

43 LOMBARDY AVENUE DROMANA VIC 3936

\$1,050,000

16-May-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: 21 August 2024

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**63 WILLIAMS STREET DROMANA
VIC 3936**

 4  1  4

Sold Price ^{RS} **\$1,042,000** Sold Date **17-Apr-24**

Distance **1.55km**



**43 LOMBARDY AVENUE
DROMANA VIC 3936**

 4  2  4

Sold Price ^{RS} **\$1,050,000** Sold Date **16-May-24**

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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