

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

1/6 JOAN 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

\$795,000

&

\$874,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Dromana

Period-from

01 Jun 2021

to

31 May 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

3/51 ARTHUR STREET DROMANA VIC 3936	\$825,000	09-Feb-22
3/34 DROMANA PARADE SAFETY BEACH VIC 3936	\$870,000	19-Mar-22
4/11 JAMES STREET DROMANA VIC 3936	\$900,000	09-Jan-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: 02 June 2022


3/51 ARTHUR STREET DROMANA VIC 3936

Sold Price

\$825,000

Sold Date

09-Feb-22


3



2



2

Distance

1.01km

3/34 DROMANA PARADE SAFETY BEACH VIC 3936

Sold Price

\$870,000

Sold Date

19-Mar-22


3

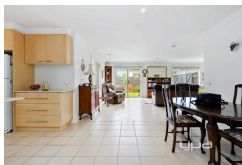


2



2

Distance

1.05km

4/11 JAMES STREET DROMANA VIC 3936

Sold Price

\$900,000

Sold Date

09-Jan-22


3



2



2

Distance

1.19km
RS = Recent sale

UN = Undisclosed Sale

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