

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

1/19 Como Court 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

Unit

Suburb

Dromana

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/15 Monaco Parade Dromana VIC 3936	\$650,000	21-Sep-20
3/15 Monaco Parade Dromana VIC 3936	\$695,000	17-Sep-20
102 Country Club Drive Safety Beach VIC 3936	\$570,000	25-Aug-20

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: 20 February 2021

SHORELINE

REAL ESTATE

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2/15 Monaco Parade Dromana VIC 3936

Sold Price

^{RS}

\$650,000

Sold Date

21-Sep-20

2

2

1

Distance

0.47km



3/15 Monaco Parade Dromana VIC 3936

Sold Price

^{RS}

\$695,000

Sold Date

17-Sep-20

3

2

1

Distance

0.47km



102 Country Club Drive Safety Beach VIC 3936

Sold Price

^{RS}

\$570,000

Sold Date

25-Aug-20

3

2

2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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