

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 JUDITH STREET 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Dromana

Period-from

01 Apr 2021

to

31 Mar 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

8 CALDWELL ROAD DROMANA VIC 3936	\$974,000	18-Dec-21
29 DOROTHEA CRESCENT DROMANA VIC 3936	\$912,000	02-Feb-22
11 COREY AVENUE DROMANA VIC 3936	\$860,000	23-Dec-21

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: 06 April 2022

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**8 CALDWELL ROAD DROMANA
VIC 3936**

3 2 2

Sold Price

\$974,000

Sold Date

18-Dec-21

Distance

0.87km
**29 DOROTHEA CRESCENT
DROMANA VIC 3936**

3 1 1

Sold Price

^{RS} **\$912,000**

Sold Date

02-Feb-22

Distance

0.88km
**11 COREY AVENUE DROMANA VIC
3936**

3 1 -

Sold Price

\$860,000

Sold Date

23-Dec-21

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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