

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 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,092,500

Property type

House

Suburb

Dromana

Period-from

01 Mar 2022

to

28 Feb 2023

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

25 YOU YANGS AVENUE DROMANA VIC 3936	\$785,000	19-Jan-23
16 BASIL STREET DROMANA VIC 3936	\$812,000	22-Dec-22
13 DAHLIA STREET DROMANA VIC 3936	\$837,500	19-Dec-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: 31 March 2023



25 YOU YANGS AVENUE DROMANA VIC 3936

2 1 -

Sold Price

^{RS}

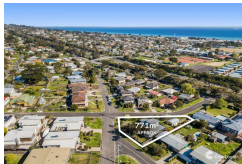
\$785,000

Sold Date

19-Jan-23

Distance

0.5km



16 BASIL STREET DROMANA VIC 3936

3 1 1

Sold Price

\$812,000

Sold Date

22-Dec-22

Distance

0.88km



13 DAHLIA STREET DROMANA VIC 3936

2 2 2

Sold Price

\$837,500

Sold Date

19-Dec-22

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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