

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

2 SOMERSET DRIVE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Land

Suburb

Dromana

Period-from

01 Apr 2023

to

31 Mar 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

29 TENNENT STREET DROMANA VIC 3936

\$940,000

06-Feb-24

42 KANGERONG AVENUE DROMANA VIC 3936

\$950,000

24-Jan-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: 05 April 2024

**29 TENNENT STREET DROMANA
VIC 3936**Sold Price ^{RS} **\$940,000** ^{UN} Sold Date **06-Feb-24**

- - -

Distance **0.64km****42 KANGERONG AVENUE
DROMANA VIC 3936**Sold Price **\$950,000** Sold Date **24-Jan-24**

- - -

Distance **1.33km****RS** = Recent sale**UN** = Undisclosed Sale

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