

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

4 The Righi 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Dromana

Period-from

01 Mar 2019

to

29 Feb 2020

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

6 You Yangs Avenue Dromana VIC 3936	\$725,000	29-Feb-20
77 Rainier Avenue Dromana VIC 3936	\$670,000	21-Feb-20
35 Lugano Avenue Dromana VIC 3936	\$665,000	04-Dec-19

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: 27 March 2020


6 You Yangs Avenue Dromana VIC 3936

Sold Price

\$725,000Sold Date **29-Feb-20**
 4
  3
  4
Distance **1.14km**
77 Rainier Avenue Dromana VIC 3936

Sold Price

\$670,000Sold Date **21-Feb-20**
 3
  2
  6
Distance **0.45km**
35 Lugano Avenue Dromana VIC 3936

Sold Price

\$665,000Sold Date **04-Dec-19**
 4
  2
  2
Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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