

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

125 Rainier Avenue, Dromana Vic 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$770,000

Median sale price

Median price \$980,000

Property Type House

Suburb Dromana

Period - From 01/01/2023

to

31/03/2023

Source REIV

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 six 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
1	3 Catalina Av DROMANA 3936	\$770,000	19/12/2022
2	14 Basil St DROMANA 3936	\$765,000	21/01/2023
3			

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 six months.~~

This Statement of Information was prepared on:

17/04/2023 15:53



3 2 2

Property Type: House (Res)

Land Size: 710 sqm approx

Agent Comments

Comparable Properties



3 Catalina Av DROMANA 3936 (REI/VG)

Agent Comments

3 2 2

Price: \$770,000

Method: Private Sale

Date: 19/12/2022

Property Type: House

Land Size: 669 sqm approx



14 Basil St DROMANA 3936 (REI)

Agent Comments

3 1 1

Price: \$765,000

Method: Auction Sale

Date: 21/01/2023

Property Type: House (Res)

Land Size: 738 sqm approx

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 six months.