

## 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

1/42 FRANCIS STREET DROMANA VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$975,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Dromana

Period-from

01 Jan 2024

to

31 Dec 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

Address of comparable property	Price	Date of sale
1/35 WILLIAMS STREET DROMANA VIC 3936	\$1,025,000	12-Sep-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.

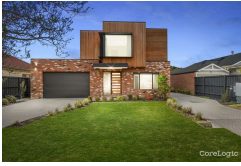
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Jarrod Eastwood

P 03 5987 1999

M 0403 983 310

E jarrod.eastwood@belleproperty.com

**1/35 WILLIAMS STREET DROMANA  
VIC 3936**

Sold Price

**\$1,025,000**

Sold Date

**12-Sep-24** 3 2 2

Distance

**1.51km**

RS = Recent sale

UN = Undisclosed Sale

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