

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

3/8 FRANCIS STREET 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,000

Property type

Unit

Suburb

Dromana

Period-from

01 Oct 2023

to

30 Sep 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

1/6 FRANCIS STREET DROMANA VIC 3936	\$645,000	04-Dec-23
1/23 JAMES STREET DROMANA VIC 3936	\$610,000	06-May-24
6/7 NEPEAN HIGHWAY SAFETY BEACH VIC 3936	\$657,250	21-May-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: 17 October 2024


**1/6 FRANCIS STREET DROMANA
VIC 3936**

2 1 1

Sold Price

\$645,000Sold Date **04-Dec-23**Distance **0.04km**
**1/23 JAMES STREET DROMANA
VIC 3936**

1 1 1

Sold Price

\$610,000Sold Date **06-May-24**Distance **0.4km**
**6/7 NEPEAN HIGHWAY SAFETY
BEACH VIC 3936**

2 2 1

Sold Price

\$657,250Sold Date **21-May-24**Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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