

## 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

36 Kent 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

\$1,780,000

&

\$1,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,500

Property type

House

Suburb

Dromana

Period-from

01 Sep 2020

to

31 Aug 2021

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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 19 Garner Street Dromana VIC 3936 | \$1,728,000 | 22-May-21 |
|                                   |             |           |
|                                   |             |           |

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: 21 September 2021

**19 Garner Street Dromana VIC 3936** Sold Price **\$1,728,000** Sold Date **22-May-21** 4  3  4Distance **1.39km****RS** = Recent sale**UN** = Undisclosed Sale

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