

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 BASIL 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Dromana

Period-from

01 Mar 2021

to

28 Feb 2022

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

7 CENTELLA STREET DROMANA VIC 3936	\$935,000	28-Nov-21
13 CLEMATIS STREET DROMANA VIC 3936	\$925,000	08-Sep-21
26 COLEUS STREET DROMANA VIC 3936	\$1,075,000	22-Dec-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: 22 March 2022



**7 CENTELLA STREET DROMANA
VIC 3936**

Sold Price **\$935,000** Sold Date **28-Nov-21**

 2  2  2

Distance -



**13 CLEMATIS STREET DROMANA
VIC 3936**

Sold Price **\$925,000** Sold Date **08-Sep-21**

 3  2  2

Distance -



26 COLEUS STREET DROMANA VIC 3936

Sold Price **\$1,075,000** Sold Date **22-Dec-21**

 4  2  3

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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