

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

8 OLYMPIC PARADE 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$983,750

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

40 WATSON AVENUE DROMANA VIC 3936

\$1,070,000

09-Nov-21

100 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

\$1,265,000

22-Jan-22

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: 15 March 2022

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40 WATSON AVENUE DROMANA VIC 3936

4 2 2

Sold Price **\$1,070,000** Sold Date **09-Nov-21**

Distance **0.9km**



100 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

4 2 2

Sold Price ^{RS} **\$1,265,000** Sold Date **22-Jan-22**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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