

## 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

128 CHARLES 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

\$1,149,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Dromana

Period-from

01 Oct 2021

to

30 Sep 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 4 MARCUS COURT DROMANA VIC 3936   | \$1,000,000 | 05-Aug-22 |
| 8 JUDITH STREET DROMANA VIC 3936  | \$950,000   | 16-Apr-22 |
| 22 GRAEME STREET DROMANA VIC 3936 | \$1,051,000 | 14-Apr-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: 07 October 2022



#### 4 MARCUS COURT DROMANA VIC 3936

Sold Price **\$1,000,000** Sold Date **05-Aug-22**

 4
  1
  2

Distance **0.1km**



#### 8 JUDITH STREET DROMANA VIC 3936

Sold Price **\$950,000** Sold Date **16-Apr-22**

 3
  1
  1

Distance **0.11km**



#### 22 GRAEME STREET DROMANA VIC 3936

Sold Price <sup>RS</sup> **\$1,051,000** Sold Date **14-Apr-22**

 3
  1
  1

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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