

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

5 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Dromana

Period-from

01 May 2020

to

30 Apr 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

47 Palmerston Avenue Dromana VIC 3936	\$820,000	13-Apr-21
12 Macedon Avenue Dromana VIC 3936	\$782,000	23-Jan-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: 24 May 2021



47 Palmerston Avenue Dromana VIC 3936

3 1 3

Sold Price

^{RS}

\$820,000

Sold Date

13-Apr-21

Distance

0.54km



12 Macedon Avenue Dromana VIC 3936

3 1 2

Sold Price

\$782,000

Sold Date

23-Jan-21

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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