

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 CALLAS 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 \$980,000

or range between \$*

&

\$

Median sale price

Median price \$1,080,000

Property type HOUSE

Suburb DROMANA

Period - From 01 JAN 2022

to

31 DEC 2022

Source CORE LOGIC

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 six 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
12 COLEUS STREET DROMANA VIC 3936	\$980,000	21-Oct-22
6 BASIL STREET DROMANA VIC 3936	\$1,100,000	15-Nov-22
77 RAINIER AVENUE DROMANA VIC 3936	\$1,150,000	27-Aug-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 six months.

This Statement of Information was prepared on: 13/02/2023