

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

31 Watson Avenue 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,500

Property type

House

Suburb

Dromana

Period-from

01 Sep 2018

to

31 Aug 2019

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

12 Rosalie Avenue Dromana VIC 3936	\$640,000	01-Aug-19
47 Nepean Highway Safety Beach VIC 3936	\$630,000	10-Jul-19
9 Lombardy Avenue Dromana VIC 3936	\$620,000	18-Feb-19

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: 16 September 2019



12 Rosalie Avenue Dromana VIC 3936

 5  2  3

Sold Price

^{RS} **\$640,000**

Sold Date

01-Aug-19

Distance

0.13km



47 Nepean Highway Safety Beach VIC 3936

 3  1  2

Sold Price

\$630,000

Sold Date

10-Jul-19

Distance

0.2km



9 Lombardy Avenue Dromana VIC 3936

 3  2  1

Sold Price

\$620,000

Sold Date

18-Feb-19

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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