

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

7 CLARENDON 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

or range
between

\$1,095,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

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

12 PARK GROVE DROMANA VIC 3936	\$1,085,000	01-Feb-22
6A FOOTE STREET DROMANA VIC 3936	\$1,150,000	26-Nov-21
53 CLARENDON STREET DROMANA VIC 3936	\$1,650,000	20-Mar-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: 25 March 2022



12 PARK GROVE DROMANA VIC 3936

Sold Price ^{RS} **\$1,085,000** ^{UN} Sold Date **01-Feb-22**

 2  2  2

Distance -

Notes from your agent

SOLD for \$1,085,000 - 2 bedrooms plus study, 2 bathrooms, smaller block



6A FOOTE STREET DROMANA VIC 3936

Sold Price ^{RS} **\$1,150,000** Sold Date **26-Nov-21**

 2  1  4

Distance -

Notes from your agent

Land size 597 m2, subdivided block, property situated at the rear, even closer to the beach. Light & bright, well presented, double carport & double garage. 2 bed, 1 bathroom



53 CLARENDON STREET DROMANA VIC 3936

Sold Price ^{RS} **\$1,650,000** Sold Date **20-Mar-22**

 4  1  4

Distance -

RS = Recent sale

UN = Undisclosed Sale

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