



Warlimont & Nutt

PENINSULA REAL ESTATE
SINCE 1952

Statement of Information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address **23a Grant Street, Dromana**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range **\$925,000 - \$975,000**

Median sale price

Median price \$ **750,000**

Suburb

Dromana, VIC

Property Type **House**

Source

CoreLogic Professional

Time period from **October 2017** to **October 2018**

Comparable property sales

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 |
|--------------------------------|-------------|----------------|
| 1 17 McArthur Street, Dromana | \$935,000 | June 2018 |
| 2 12 Foote Street, Dromana | \$965,000 | May 2018 |
| 3 5 Stawell Street, Dromana | \$1,100,000 | September 2018 |

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