

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

8 Toolern 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

or range
between

\$1,096,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,500

Property type

House

Suburb

Dromana

Period-from

01 Nov 2020

to

31 Oct 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

15 Bellevue Road Dromana VIC 3936	\$1,111,000	09-Oct-21
210 Boundary Road Dromana VIC 3936	\$1,046,000	02-Sep-21
311 Boundary Road Dromana VIC 3936	\$1,170,000	02-Oct-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 November 2021



15 Bellevue Road Dromana VIC 3936

 4  3  -

Sold Price

\$1,111,000

Sold Date

09-Oct-21

Distance

0.43km



210 Boundary Road Dromana VIC 3936

 2  2  4

Sold Price

\$1,046,000

Sold Date

02-Sep-21

Distance

0.48km

Notes from your agent

3 bed, 2 bath, well presented & character, not brick, similar location, somewhat smaller block



311 Boundary Road Dromana VIC 3936

 2  1  1

Sold Price

\$1,170,000

Sold Date

02-Oct-21

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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