# 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		House	Suburb	Dromana	
Period-from	01 Nov 2020	to	31 Oct 2	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

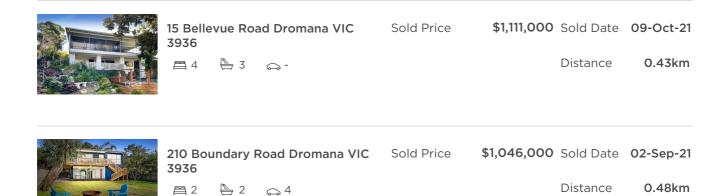
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 24 November 2021



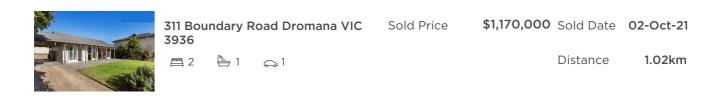
consumer.vic.gov.au





#### Notes from your agent

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



#### RS = Recent sale UN = Undisclosed Sale

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