

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

3/39 Mary 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

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dromana

Period-from

01 Oct 2018

to

30 Sep 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

12/7 Nepean Highway Safety Beach VIC 3936	\$585,000	10-Sep-19
2/68 Williams Street Dromana VIC 3936	\$585,000	21-Jun-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.

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12/7 Nepean Highway Safety Beach VIC 3936 Sold Price

^{RS} **\$585,000** Sold Date **10-Sep-19**

3 2 2

Distance **1.36km**



2/68 Williams Street Dromana VIC 3936 Sold Price

\$585,000 Sold Date **21-Jun-19**

3 2 1

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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