

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

1-3/74 RAINIER 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 Lot 1 \$879,000 Lot 2 \$739,000 Lot 3 \$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$982,500

Property type

Other

Suburb

Dromana

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/31 OLYMPIC PARADE DROMANA VIC 3936	\$1,135,000	16-Jun-24
69A RAINIER AVENUE DROMANA VIC 3936	\$785,000	30-Nov-23
2/7 TREWHITT COURT DROMANA VIC 3936	\$720,000	23-Feb-24

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: 12 November 2024

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**2/31 OLYMPIC PARADE DROMANA
VIC 3936**

 3  2  2

Sold Price

\$1,135,000

Sold Date

16-Jun-24

Distance

0.07km



**69A RAINIER AVENUE DROMANA
VIC 3936**

 3  2  2

Sold Price

\$785,000

Sold Date

30-Nov-23

Distance

0.35km



**2/7 TREWHITT COURT DROMANA
VIC 3936**

 1  1  1

Sold Price

\$720,000

Sold Date

23-Feb-24

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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