

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

2 ROSALIE 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Dromana

Period-from

01 Dec 2023

to

30 Nov 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

1/8 BELLMARE AVENUE DROMANA VIC 3936	\$737,000	14-Nov-24
3/10 JOAN AVENUE DROMANA VIC 3936	\$810,000	28-Nov-24
28 WALTER STREET SAFETY BEACH VIC 3936	\$840,000	23-Oct-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.~~

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1/8 BELLMARE AVENUE DROMANA VIC 3936 Sold Price **\$737,000** Sold Date **14-Nov-24**
Distance **0.33km**

 3  2  1



3/10 JOAN AVENUE DROMANA VIC 3936 Sold Price ^{RS} **\$810,000** Sold Date **28-Nov-24**
Distance **0.77km**

 3  2  1



28 WALTER STREET SAFETY BEACH VIC 3936 Sold Price **\$840,000** Sold Date **23-Oct-24**
Distance **0.31km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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