

## 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

13 ANNE DRIVE DROMANA VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,020,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,100

Property type

House

Suburb

Dromana

Period-from

01 Oct 2023

to

30 Sep 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

7 DOROTHEA CRESCENT DROMANA VIC 3936	\$1,045,000	25-Sep-24
10 MICHAEL STREET DROMANA VIC 3936	\$1,060,000	21-Aug-24
1108 ARTHURS SEAT ROAD DROMANA VIC 3936	\$1,020,000	09-Aug-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: 30 October 2024



**7 DOROTHEA CRESCENT  
 DROMANA VIC 3936**

 4  2  2

Sold Price <sup>RS</sup> **\$1,045,000** Sold Date **25-Sep-24**

Distance **0.89km**

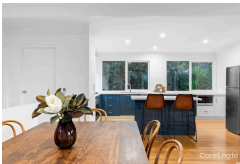


**10 MICHAEL STREET DROMANA  
 VIC 3936**

 3  2  4

Sold Price <sup>RS</sup> **\$1,060,000** Sold Date **21-Aug-24**

Distance **1.43km**



**1108 ARTHURS SEAT ROAD  
 DROMANA VIC 3936**

 4  2  1

Sold Price <sup>RS</sup> **\$1,020,000** <sup>UN</sup> Sold Date **09-Aug-24**

Distance **1.81km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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