

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

9 Karadoc 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

\$996,000

&

\$1,095,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$883,500

Property type

House

Suburb

Dromana

Period-from

01 Nov 2020

to

31 Oct 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

26 Williams Street Dromana VIC 3936	\$1,300,000	11-Oct-21
19 Seacombe Street Dromana VIC 3936	\$1,285,000	12-Jun-21
2 Margo Street Dromana VIC 3936	\$1,007,000	31-Jul-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: 19 November 2021



26 Williams Street Dromana VIC 3936

 4
  2
  2

Sold Price ^{RS} **\$1,300,000** Sold Date **11-Oct-21**

Distance **0.15km**



19 Seacombe Street Dromana VIC 3936

 4
  3
  -

Sold Price **\$1,285,000** Sold Date **12-Jun-21**

Distance **0.19km**

Notes from your agent

Development site for 2 townhouses STCA - Beachfront visible from in front of the property



2 Margo Street Dromana VIC 3936

 3
  1
  2

Sold Price **\$1,007,000** Sold Date **31-Jul-21**

Distance **1.14km**

Notes from your agent

Very close to Dromana Shopping Centre, 3 bedroom, 1 bathroom

RS = Recent sale

UN = Undisclosed Sale

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