

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

49 Watson 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

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

40 Watson Avenue Dromana VIC 3936	\$1,070,000	09-Nov-21
18 Corey Avenue Dromana VIC 3936	\$985,000	09-Nov-21
10 Bellmare Avenue Dromana VIC 3936	\$1,170,000	30-Oct-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: 18 November 2021

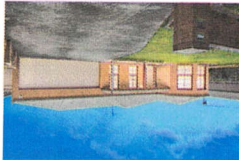
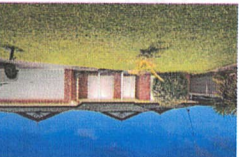
RS = Recent sale
UN = Undisclosed Sale

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RS = Recent sale

UN = Undisclosed Sale

	3936 10 Bellmare Avenue Dromana VIC Sold Price RS\$1,170,000 Sold Date 30-Oct-21 Distance 0.33km
	3936 18 Corey Avenue Dromana VIC Sold Price RS\$985,000 Sold Date 09-Nov-21 Distance 0.26km
	3936 40 Watson Avenue Dromana VIC Sold Price RS\$1,070,000 Sold Date 09-Nov-21 Distance 0.13km