

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

2/33 Heales 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,000

Property type

Unit

Suburb

Dromana

Period-from

01 Jan 2020

to

31 Dec 2020

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

1/46 McCulloch Street Dromana VIC 3936	\$550,000	10-Nov-20
2/8 Francis Street Dromana VIC 3936	\$564,000	12-Dec-20

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: 27 January 2021



1/46 McCulloch Street Dromana VIC 3936

Sold Price

\$550,000

Sold Date **10-Nov-20**



2



1



1

Distance

0.11km



2/8 Francis Street Dromana VIC 3936

Sold Price

^{RS} **\$564,000**

Sold Date **12-Dec-20**



3



2



1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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