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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

23 Seacombe Street, Dromana VIC 3936
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$730,000
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&amp;

\$803,000
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**Median sale price**

Median price

\$650,000
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House

X
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Unit

Suburb

Dromana
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Period - From

Nov 2016
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to

Oct 2017
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Source

CoreLogic
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**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six 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
4 Noel Street Dromana VIC 3936	\$782,500	6 May 17
43 McCulloch Street Dromana VIC 3936	\$790,000	24 Jun 17
8 Clarendon Street Dromana VIC 3936	\$740,000	22 Oct 17

## Additional information about comparable sales.



**4 Noel Street Dromana VIC 3936**

 3  1  4

Sold Price

**\$782,500**

Sold Date **06-May-17**

Distance **0.82km**



**43 McCulloch Street Dromana VIC 3936**

 3  1  6

Sold Price

**\$790,000**

Sold Date **24-Jun-17**

Distance **1.39km**



**8 Clarendon Street Dromana VIC 3936**

 3  2  3

Sold Price

**\$740,000**

Sold Date **22-Oct-17**

Distance **1.91km**

Property data source: rpp.rpdata.com. Generated on 1 Nov. 17.