

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

58 RAINIER 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Dromana

Period-from

01 Jan 2024

to

31 Dec 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

20 CANNA STREET DROMANA VIC 3936	\$815,000	26-Oct-24
24 DAHLIA STREET DROMANA VIC 3936	\$688,000	29-Nov-24
56 CALLAS STREET DROMANA VIC 3936	\$690,000	22-Oct-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: 14 January 2025


20 CANNA STREET DROMANA VIC 3936

Sold Price

^{RS} **\$815,000** ^{UN}

Sold Date

26-Oct-24

3 2 1

Distance

0.5km
24 DAHLIA STREET DROMANA VIC 3936

Sold Price

\$688,000

Sold Date

29-Nov-24

3 1 1

Distance

0.58km
56 CALLAS STREET DROMANA VIC 3936

Sold Price

\$690,000

Sold Date

22-Oct-24

3 1 1

Distance

0.64km
35 ROSALIE AVENUE DROMANA VIC 3936

Sold Price

\$730,000

Sold Date

27-Sep-24

2 1 -

Distance

0.86km
38 CANNA STREET DROMANA VIC 3936

Sold Price

^{RS} **\$765,000**

Sold Date

07-Oct-24

3 1 2

Distance

0.6km
105 PALMERSTON AVENUE DROMANA VIC 3936

Sold Price

\$720,000

Sold Date

27-Jul-24

3 1 2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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