

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

1/9 Carrigg 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

\$1,850,000

&

\$2,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Other

Suburb

Dromana

Period-from

01 Oct 2020

to

30 Sep 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

121 Point Nepean Road Dromana VIC 3936	\$1,757,500	03-Jul-21
68 Watson Avenue Dromana VIC 3936	\$1,200,000	07-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: 29 October 2021



121 Point Nepean Road Dromana VIC 3936

 4  2  2

Sold Price

^{RS}

\$1,757,500

Sold Date

03-Jul-21

Distance

0.14km



68 Watson Avenue Dromana VIC 3936

 4  3  2

Sold Price

\$1,200,000

Sold Date

07-Jul-21

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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