

## 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

11 Devon Street Dromana VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 21 Manna Street Dromana VIC 3936  | \$1,650,000 | 27-Oct-21 |
| 15 Bellevue Road Dromana VIC 3936 | \$1,111,000 | 09-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: 10 November 2021

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**21 Manna Street Dromana VIC 3936** Sold Price <sup>RS</sup> **\$1,650,000** Sold Date **27-Oct-21**

3 3 2

Distance **0.43km**



**15 Bellevue Road Dromana VIC 3936** Sold Price <sup>RS</sup> **\$1,111,000** Sold Date **09-Oct-21**

4 3 -

Distance **0.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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