

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

6 You Yangs 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

\$730,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

House

Suburb

Dromana

Period-from

01 Feb 2019

to

31 Jan 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

22 Dahlia Street Dromana VIC 3936	\$760,000	14-Sep-19
16 Sunset Way Dromana VIC 3936	\$825,000	19-Sep-19

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: 05 February 2020



22 Dahlia Street Dromana VIC 3936 Sold Price **\$760,000** Sold Date **14-Sep-19**

 3  2  2

Distance **0.31km**



16 Sunset Way Dromana VIC 3936 Sold Price **\$825,000** Sold Date **19-Sep-19**

 4  2  2

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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