

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 OCEAN 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,053,000

Property type

House

Suburb

Dromana

Period-from

01 Jun 2022

to

31 May 2023

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 DAHLIA STREET DROMANA VIC 3936	\$1,105,000	16-May-23
21 ATUNGA TERRACE DROMANA VIC 3936	\$1,065,000	25-Mar-23

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: 01 June 2023



20 DAHLIA STREET DROMANA VIC 3936 Sold Price ^{RS} **\$1,105,000** Sold Date **16-May-23**

4 2 1

Distance **0.5km**



21 ATUNGA TERRACE DROMANA VIC 3936 Sold Price **\$1,065,000** Sold Date **25-Mar-23**

2 2 2

Distance **1.83km**

RS = Recent sale **UN** = Undisclosed Sale

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