

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

2 HILLSIDE 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Dromana

Period-from

01 Oct 2021

to

30 Sep 2022

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

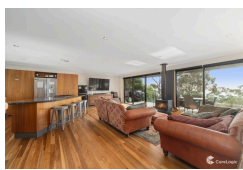
Date of sale

3 KEATS ROAD DROMANA VIC 3936	\$1,585,000	12-Jul-22
9 PASLEY STREET DROMANA VIC 3936	\$1,675,000	07-Oct-22
251 BOUNDARY ROAD DROMANA VIC 3936	\$1,600,000	24-May-22

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: 31 October 2022



3 KEATS ROAD DROMANA VIC 3936

 5
  2
  2

Sold Price **\$1,585,000** Sold Date **12-Jul-22**

Distance **0.46km**



9 PASLEY STREET DROMANA VIC 3936

 4
  2
  3

Sold Price ^{RS} **\$1,675,000** Sold Date **07-Oct-22**

Distance **0.78km**



251 BOUNDARY ROAD DROMANA VIC 3936

 3
  2
  2

Sold Price **\$1,600,000** Sold Date **24-May-22**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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