

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 BURNS CLOSE 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

\$1,095,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

Land

Suburb

Dromana

Period-from

01 May 2022

to

30 Apr 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

8 WEYMOUTH DRIVE DROMANA VIC 3936	\$1,130,000	19-Nov-22
2 SUNSET WAY DROMANA VIC 3936	\$1,155,000	11-Feb-23
3 GLENONE AVENUE DROMANA VIC 3936	\$1,200,000	23-Dec-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: 01 May 2023



8 WEYMOUTH DRIVE DROMANA VIC 3936

4 2 1

Sold Price

\$1,130,000

Sold Date

19-Nov-22

Distance

0.09km



2 SUNSET WAY DROMANA VIC 3936

3 2 2

Sold Price

^{RS} **\$1,155,000**

Sold Date

11-Feb-23

Distance

0.37km



3 GLENONE AVENUE DROMANA VIC 3936

4 3 2

Sold Price

\$1,200,000

Sold Date

23-Dec-22

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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