

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

1/9 CARRIGG 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

or range
between

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,000

Property type

Unit

Suburb

Dromana

Period-from

01 Apr 2024

to

31 Mar 2025

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 PIER STREET DROMANA VIC 3936

\$1,700,000

20-Jan-25

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.

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**22 PIER STREET DROMANA VIC
3936**

 4  3  2

Sold Price ^{RS} **\$1,700,000** ^{UN} Sold Date **20-Jan-25**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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