

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

2/26 McCulloch 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Dromana

Period-from

01 Jul 2020

to

30 Jun 2021

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

2/33 Heales Street Dromana VIC 3936	\$626,000	06-Mar-21
2/8 Seaview Parade Dromana VIC 3936	\$401,000	01-Jun-21
9 Cassowary Place Safety Beach VIC 3936	\$630,000	15-Apr-21

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: 09 July 2021



2/33 Heales Street Dromana VIC 3936

 2  1  1

Sold Price **\$626,000** Sold Date **06-Mar-21**

Distance **0.11km**



2/8 Seaview Parade Dromana VIC 3936

 2  1  1

Sold Price ^{RS} **\$401,000** ^{UN} Sold Date **01-Jun-21**

Distance **0.73km**



9 Cassowary Place Safety Beach VIC 3936

 2  1  1

Sold Price **\$630,000** Sold Date **15-Apr-21**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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