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

2/39 MARY 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 rang betwee		\$770,000	&	\$820,000		
Median sale price (*Delete house or unit as applicable)									
Median Price	\$733,500	Prop	erty type	Unit		Suburb	Dromana		
Period-from	01 Jul 2024	to	30 Jun 2	025	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	
3/35 WILLIAMS STREET DROMANA VIC 3936	\$790,500	11-Mar-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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 3/35 WILLIAMS STREET DROMANA Sold Price
 \$790,500 Sold Date
 11-Mar-25

 VIC 3936
 □ 3 ≥ 2 ⇔ 2
 □ Distance
 0.99km

RS = Recent sale UN = Undisclosed Sale

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