

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

8 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 range
between

\$880,000

&

\$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,100

Property type

House

Suburb

Dromana

Period-from

01 Nov 2023

to

31 Oct 2024

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

6 FRIEDA STREET DROMANA VIC 3936	\$965,000	20-Jun-24
2 FRIEDA STREET DROMANA VIC 3936	\$750,000	29-Oct-24
1/165 PALMERSTON AVENUE DROMANA VIC 3936	\$792,500	21-Oct-24

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: 04 November 2024

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6 FRIEDA STREET DROMANA VIC 3936

4 2 1

Sold Price

\$965,000

Sold Date

20-Jun-24

Distance

0.36km



2 FRIEDA STREET DROMANA VIC 3936

4 2 2

Sold Price

^{RS} **\$750,000**

Sold Date

29-Oct-24

Distance

0.36km



**1/165 PALMERSTON AVENUE
DROMANA VIC 3936**

4 2 1

Sold Price

^{RS} **\$792,500**

Sold Date

21-Oct-24

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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