



# Warlimont & Nutt

PENINSULA REAL ESTATE  
SINCE 1952

## Statement of Information Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

### Property offered for sale

Address **23a Grant Street, Dromana**

Indicative selling price

*For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)*

**Range between \$1,050,000 and \$1,100,000**

### Median sale price

Median price \$ **740,000**

Suburb

**Dromana, VIC**

Property Type **House**

Source

CoreLogic Professional

Time period from **August 2017 to August 2018**

### Comparable property sales

**A** *These are the three properties sold within two kilometres of the property for sale in the last six 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
1 19 Verdon Street, Dromana	\$1,100,000	16 <sup>th</sup> March 2018
2 237 Boundary Road, Dromana	\$1,170,000	14 <sup>th</sup> August 2018
3 11 Marcus Street, Dromana	\$1,075,000	5 <sup>th</sup> April 2018