# 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

32 Manna 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	\$1,195,000	&	\$1,225,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$715,000	Prope	erty type		House	Suburb	Dromana
Period-from	01 Nov 2018	to	31 Oct 2	2019	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
288 Boundary Road Dromana VIC 3936	\$1,350,288	13-Jul-19
8 Jetty Road Dromana VIC 3936	\$1,045,000	15-Nov-19
18 Burns Close Dromana VIC 3936	\$1,100,000	12-Jun-19

OR

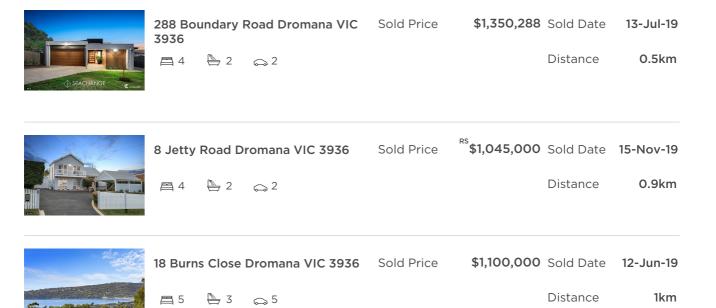
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 21 November 2019



consumer.vic.gov.au





RS = Recent sale UN = Undisclosed Sale

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