

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

1/21 CALLAS 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

\$749,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

Other

Suburb

Dromana

Period-from

01 Jun 2021

to

31 May 2022

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

| | | |
|------------------------------------|-----------|-----------|
| 1/19 DAVEY AVENUE DROMANA VIC 3936 | \$855,000 | 02-Apr-22 |
| 10 JETTY ROAD DROMANA VIC 3936 | \$835,000 | 22-May-22 |
| 10 FRIEDA STREET DROMANA VIC 3936 | \$780,000 | 09-Apr-22 |

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: 16 June 2022



1/19 DAVEY AVENUE DROMANA VIC 3936

- - -

Sold Price

^{RS} **\$855,000**

Sold Date **02-Apr-22**

Distance -



10 JETTY ROAD DROMANA VIC 3936

3 1 2

Sold Price

^{RS} **\$835,000** ^{UN}

Sold Date **22-May-22**

Distance -



10 FRIEDA STREET DROMANA VIC 3936

3 1 2

Sold Price

\$780,000

Sold Date **09-Apr-22**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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