

## 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

2B Dahlia Street Dromana VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,195,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Dromana

Period-from

01 Jul 2020

to

30 Jun 2021

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

1C Williams Street Dromana VIC 3936	\$1,287,000	08-May-21
121 Point Nepean Road Dromana VIC 3936	\$1,757,500	03-Jul-21
29 Thomas Street Dromana VIC 3936	\$1,350,000	18-Feb-21

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: 15 July 2021


**1C Williams Street Dromana VIC 3936**
 3  2  2

 Sold Price **\$1,287,000** Sold Date **08-May-21**

 Distance **1.33km**

**121 Point Nepean Road Dromana VIC 3936**
 4  2  2

 Sold Price <sup>RS</sup> **\$1,757,500** Sold Date **03-Jul-21**

 Distance **1.34km**

**29 Thomas Street Dromana VIC 3936**
 4  4  -

 Sold Price <sup>RS</sup> **\$1,350,000** Sold Date **18-Feb-21**

 Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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