

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 2B Dahlia Street Dromana, VIC, 3936

Including suburb and
postcode

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 \$1050000 & \$1150000

Median sale price

Median price \$1,075,000 Property Type townhouse Suburb Dromana

Period - From 1/1/2022 to 1/7/2022 Source RP Data

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 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
1 100 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$1265000	22/1/2022
2 2 FAIRWAY LANE SAFETY BEACH VIC 3936	\$1300000	22/1/2022
3 9 LUPIN STREET DROMANA VIC 3936	\$1110000	19/3/2022

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 six months.

This Statement of Information was prepared on: 1/7/2022