

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

4 Maud Road 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

\$1,280,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,500

Property type

Land

Suburb

Dromana

Period-from

01 Dec 2019

to

30 Nov 2020

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

23 Clarendon Street Dromana VIC 3936	\$1,350,000	24-Jun-20
12 Farey Avenue Dromana VIC 3936	\$1,250,000	15-Nov-20
30 Arthurs Avenue McCrae VIC 3938	\$1,365,000	13-Nov-20

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: 14 December 2020



23 Clarendon Street Dromana VIC 3936

Sold Price **\$1,350,000** Sold Date **24-Jun-20**

 5  3  2

Distance **0.68km**



12 Farey Avenue Dromana VIC 3936

Sold Price ^{RS} **\$1,250,000** Sold Date **15-Nov-20**

 3  2  -

Distance **1.2km**



30 Arthurs Avenue McCrae VIC 3938

Sold Price ^{RS} **\$1,365,000** ^{UN} Sold Date **13-Nov-20**

 5  3  4

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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