

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

45 PALMERSTON AVENUE 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

\$795,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Dromana

Period-from

01 Aug 2022

to

31 Jul 2023

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

32 OLYMPIC PARADE DROMANA VIC 3936	\$850,000	24-May-23
7 DAVEY AVENUE DROMANA VIC 3936	\$825,000	19-Apr-23
5 COREY AVENUE DROMANA VIC 3936	\$850,000	17-Jun-23

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 August 2023



32 OLYMPIC PARADE DROMANA VIC 3936

3 2 2

Sold Price

^{RS} \$850,000

Sold Date **24-May-23**

Distance **0.62km**



7 DAVEY AVENUE DROMANA VIC 3936

3 1 2

Sold Price

^{RS} \$825,000

Sold Date **19-Apr-23**

Distance **0.96km**



5 COREY AVENUE DROMANA VIC 3936

3 1 2

Sold Price

^{RS} \$850,000

Sold Date **17-Jun-23**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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