

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

47 Rainier 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Dromana

Period-from

01 May 2020

to

30 Apr 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

59 Fig Street Dromana VIC 3936	\$652,119	22-Feb-21
35 Shaw Street Dromana VIC 3936	\$650,000	07-Jan-21
43 Mary Street Dromana VIC 3936	\$625,000	22-Jan-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: 18 May 2021



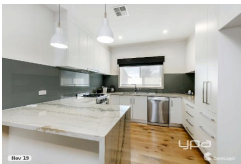
CONDITIONS OF ENTRY
 Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.
 Open for inspections are now permitted for sale and rental properties.
 At an open for inspection there must be one person per two sqm. If the property is occupied, then they will need to leave the property at the time of the inspection.

59 Fig Street Dromana VIC 3936

Sold Price **\$652,119** Sold Date **22-Feb-21**

 3  1  -

Distance **0.72km**



35 Shaw Street Dromana VIC 3936

Sold Price **\$650,000** Sold Date **07-Jan-21**

 3  2  3

Distance **0.83km**



43 Mary Street Dromana VIC 3936

Sold Price **\$625,000** Sold Date **22-Jan-21**

 3  1  2

Distance **0.97km**

RS = Recent sale UN = Undisclosed Sale

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