

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

5A MONACO PARADE 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

\$1,195,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Dromana

Period-from

01 May 2022

to

30 Apr 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

5 TULIP STREET DROMANA VIC 3936	\$1,240,000	14-Apr-23
40 DAHLIA STREET DROMANA VIC 3936	\$1,210,000	20-Jan-23
7 MACKS PLACE SAFETY BEACH VIC 3936	\$1,220,000	29-Jan-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: 11 May 2023


5 TULIP STREET DROMANA VIC 3936

 Sold Price ^{RS} **\$1,240,000** Sold Date **14-Apr-23**

4 3 2

 Distance **0.47km**

40 DAHLIA STREET DROMANA VIC 3936

 Sold Price **\$1,210,000** Sold Date **20-Jan-23**

4 2 2

 Distance **0.77km**

7 MACKS PLACE SAFETY BEACH VIC 3936

 Sold Price **\$1,220,000** Sold Date **29-Jan-23**

3 2 2

 Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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