

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

3/8 FRANCIS STREET 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

\$660,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

Unit

Suburb

Dromana

Period-from

01 Aug 2023

to

31 Jul 2024

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

6/7 NEPEAN HIGHWAY SAFETY BEACH VIC 3936	657250	21-May-24
1/23 JAMES STREET DROMANA VIC 3936	610000	06-May-24
3/12 KANGERONG AVENUE DROMANA VIC 3936	840000	19-Apr-24

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: 30 August 2024



6/7 NEPEAN HIGHWAY SAFETY BEACH VIC 3936

2 2 1

Sold Price

^{RS} **657250** ^{UN}

Sold Date **21-May-24**

Distance **1.61km**



1/23 JAMES STREET DROMANA VIC 3936

1 1 1

Sold Price

610000

Sold Date **06-May-24**

Distance **0.4km**



3/12 KANGERONG AVENUE DROMANA VIC 3936

2 1 1

Sold Price

840000

Sold Date **19-Apr-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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