

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

1/16 CALLAS 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Dromana

Period-from

01 Jul 2022

to

30 Jun 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

4/50 SEACOMBE STREET DROMANA VIC 3936	\$810,000	25-Apr-23
1/17 SOLANDER STREET DROMANA VIC 3936	\$820,000	17-May-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: 26 July 2023



**4/50 SEACOMBE STREET
DROMANA VIC 3936**

 3  2  2

Sold Price **\$810,000** Sold Date **25-Apr-23**

Distance **0.54km**



**1/17 SOLANDER STREET
DROMANA VIC 3936**

 3  2  2

Sold Price ^{RS} **\$820,000** Sold Date **17-May-23**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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