

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 SEAVIEW 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

House

Suburb

Dromana

Period-from

01 Feb 2023

to

31 Jan 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 DONALD CRESCENT DROMANA VIC 3936	\$1,375,000	02-Oct-23
48 FIG STREET DROMANA VIC 3936	\$1,050,000	24-Aug-23
14 WILLIAMS STREET DROMANA VIC 3936	\$900,000	01-Feb-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: 12 February 2024



**6 DONALD CRESCENT DROMANA
VIC 3936**

3 2 2

Sold Price

^{RS} **\$1,375,000**

Sold Date

02-Oct-23

Distance

0.31km



**48 FIG STREET DROMANA VIC
3936**

3 2 2

Sold Price

\$1,050,000

Sold Date

24-Aug-23

Distance

0.8km



**14 WILLIAMS STREET DROMANA
VIC 3936**

3 1 1

Sold Price

^{RS} **\$900,000** ^{UN}

Sold Date

01-Feb-24

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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