

## 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

11 GLENONE AVENUE DROMANA VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Land

Suburb

Dromana

Period-from

01 Dec 2022

to

30 Nov 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

290 BOUNDARY ROAD DROMANA VIC 3936	\$795,000	20-Sep-23
7 GIBSON STREET DROMANA VIC 3936	\$779,000	30-Aug-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 December 2023



**290 BOUNDARY ROAD DROMANA VIC 3936**

Sold Price <sup>RS</sup> **\$795,000** Sold Date **20-Sep-23**

4 3 2

Distance **1.55km**



**7 GIBSON STREET DROMANA VIC 3936**

Sold Price **\$779,000** Sold Date **30-Aug-23**

- - -

Distance **1.71km**

RS = Recent sale      UN = Undisclosed Sale

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