

# 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

12 JULIAN COURT 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

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

House

Suburb

Dromana

Period-from

01 Mar 2023

to

29 Feb 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

35 SEACOMBE STREET DROMANA VIC 3936	\$1,050,000	11-Mar-24
79 SEACOMBE STREET DROMANA VIC 3936	\$912,000	24-Jan-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: 18 March 2024

**35 SEACOMBE STREET DROMANA VIC 3936** Sold Price <sup>RS</sup> **\$1,050,000** <sup>UN</sup> Sold Date **11-Mar-24**

3 2 2

Distance **0.92km****79 SEACOMBE STREET DROMANA VIC 3936** Sold Price **\$912,000** Sold Date **24-Jan-24**

3 1 1

Distance **0.87km****RS** = Recent sale      **UN** = Undisclosed Sale

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