

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

2/65 RAINIER AVENUE 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Dromana

Period-from

01 Apr 2023

to

31 Mar 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

1/20 CALLAS STREET DROMANA VIC 3936	\$600,000	07-Jan-24
3/15 COLEUS STREET DROMANA VIC 3936	\$611,000	23-Sep-23
2/19 DAVEY AVENUE DROMANA VIC 3936	\$765,000	03-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.~~

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**1/20 CALLAS STREET DROMANA
VIC 3936**

1 1 -

Sold Price

\$600,000

Sold Date **07-Jan-24**

Distance **0.45km**



**3/15 COLEUS STREET DROMANA
VIC 3936**

3 1 1

Sold Price

\$611,000

Sold Date **23-Sep-23**

Distance **0.53km**



**2/19 DAVEY AVENUE DROMANA
VIC 3936**

3 1 1

Sold Price

\$765,000

Sold Date **03-Feb-24**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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