

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 CHARLES 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

\$1,150,000

&

\$1,250,000

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

Address of comparable property	Price	Date of sale
17 COMO COURT DROMANA VIC 3936	\$1,270,000	17-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: 22 March 2024

**17 COMO COURT DROMANA VIC
3936**Sold Price ^{RS} **\$1,270,000** Sold Date **17-Feb-24**

6 3 -

Distance **0.68km****RS** = Recent sale **UN** = Undisclosed Sale

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