

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

3/25 CODRINGTON 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

&

\$1,225,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

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

1/8 PERMIEN STREET DROMANA VIC 3936	\$1,525,000	18-Dec-23
1/25 HODGKINSON STREET DROMANA VIC 3936	\$1,872,000	27-Jan-24
5/34 MCCULLOCH STREET DROMANA VIC 3936	\$1,175,000	21-Mar-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: 11 April 2024



1/8 PERMIEN STREET DROMANA VIC 3936

3 2 2

Sold Price **\$1,525,000** Sold Date **18-Dec-23**

Distance **0.21km**



1/25 HODGKINSON STREET DROMANA VIC 3936

3 2 2

Sold Price **\$1,872,000** Sold Date **27-Jan-24**

Distance **0.35km**



5/34 MCCULLOCH STREET DROMANA VIC 3936

4 3 2

Sold Price ^{RS} **\$1,175,000** Sold Date **21-Mar-24**

Distance **0.36km**



2/25 THOMAS STREET DROMANA VIC 3936

4 2 2

Sold Price **\$1,400,000** Sold Date **03-Dec-23**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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