

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

3/34 MCCULLOCH 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

\$996,000

&

\$1,095,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$757,500

Property type

Unit

Suburb

Dromana

Period-from

01 May 2023

to

30 Apr 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

5/34 MCCULLOCH STREET DROMANA VIC 3936	\$1,175,000	21-Mar-24
1/18 ANTHONY STREET DROMANA VIC 3936	\$1,143,000	25-Nov-23
1/57 PIER STREET DROMANA VIC 3936	\$1,100,000	25-Nov-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: 16 May 2024



**5/34 MCCULLOCH STREET
DROMANA VIC 3936**

4 3 2

Sold Price

^{RS}

\$1,175,000

Sold Date

21-Mar-24

Distance

0.04km



**1/18 ANTHONY STREET DROMANA
VIC 3936**

3 2 2

Sold Price

\$1,143,000

Sold Date

25-Nov-23

Distance

0.51km



**1/57 PIER STREET DROMANA VIC
3936**

3 2 2

Sold Price

\$1,100,000

Sold Date

25-Nov-23

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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