

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

3/59 CALLAS 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

\$795,000

&

\$874,000

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

71 FIG STREET DROMANA VIC 3936	\$850,000	10-Apr-24
69A RAINIER AVENUE DROMANA VIC 3936	\$785,000	30-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: 11 April 2024



71 FIG STREET DROMANA VIC 3936 Sold Price ^{RS} \$850,000 Sold Date 10-Apr-24

3 2 2

Distance 0.08km



69A RAINIER AVENUE DROMANA VIC 3936 Sold Price \$785,000 Sold Date 30-Nov-23

3 2 2

Distance 0.79km

RS = Recent sale

UN = Undisclosed Sale

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