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

34 Macedon Avenue, Dromana Vic 3936

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,400,000		&		\$1,540,000			
Median sale p	rice							
Median price	\$1,020,000	Pro	operty Type	Hou	se		Suburb	Dromana
Period - From	01/04/2023	to	31/03/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	62 Williams St DROMANA 3936	\$1,580,000	03/03/2024
2	1/8 Permien St DROMANA 3936	\$1,525,000	22/12/2023
3	1a Dalworth Av DROMANA 3936	\$1,495,000	08/02/2024

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 six months.

This Statement of Information was prepared on:

19/04/2024 12:29



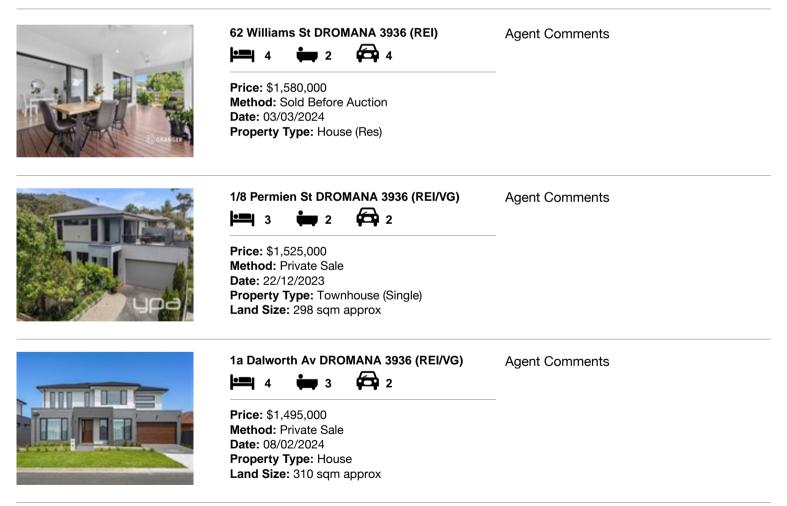






Property Type: House (Res) **Land Size:** 1004 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,540,000 Median House Price Year ending March 2024: \$1,020,000

Comparable Properties



Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



Propertydata

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