

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 consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,020,000 Property Type House Suburb Dromana

Period - From 01/04/2023 to 31/03/2024 Source 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.

	Address 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



62 Williams St DROMANA 3936 (REI)

Agent Comments



Price: \$1,580,000
Method: Sold Before Auction
Date: 03/03/2024
Property Type: House (Res)



1/8 Permien St DROMANA 3936 (REI/VG)

Agent Comments



Price: \$1,525,000
Method: Private Sale
Date: 22/12/2023
Property Type: Townhouse (Single)
Land Size: 298 sqm approx



1a Dalworth Av DROMANA 3936 (REI/VG)

Agent Comments



Price: \$1,495,000
Method: Private Sale
Date: 08/02/2024
Property Type: House
Land Size: 310 sqm approx

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



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