

## 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

38 CANNA STREET DROMANA VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,007,550

Property type

House

Suburb

Dromana

Period-from

01 Jul 2023

to

30 Jun 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 57 FIG STREET DROMANA VIC 3936     | \$790,000 | 09-Apr-24 |
| 9 WILSON CRESCENT DROMANA VIC 3936 | \$805,000 | 25-May-24 |
| 276 BOUNDARY ROAD DROMANA VIC 3936 | \$791,000 | 26-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: 03 July 2024



**57 FIG STREET DROMANA VIC 3936**

3 1 -

Sold Price

**\$790,000**

Sold Date **09-Apr-24**

Distance **0.14km**



**9 WILSON CRESCENT DROMANA VIC 3936**

2 1 2

Sold Price

<sup>RS</sup> **\$805,000**

Sold Date **25-May-24**

Distance **0.87km**



**276 BOUNDARY ROAD DROMANA VIC 3936**

3 1 4

Sold Price

**\$791,000**

Sold Date **26-Mar-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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