

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

4 CALDWELL ROAD 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Dromana

Period-from

01 Jul 2022

to

30 Jun 2023

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

19 HILLSIDE AVENUE DROMANA VIC 3936	\$1,300,000	08-Apr-23
5 SCOTT STREET DROMANA VIC 3936	\$1,200,000	07-Jun-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: 20 July 2023

**19 HILLSIDE AVENUE DROMANA
VIC 3936**

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Sold Price **\$1,300,000** Sold Date **08-Apr-23**Distance **0.32km****5 SCOTT STREET DROMANA VIC
3936**

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Sold Price ^{RS} **\$1,200,000** Sold Date **07-Jun-23**Distance **0.59km****RS** = Recent sale **UN** = Undisclosed Sale

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