

## 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

5/34 MCCULLOCH 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

\$1,095,000

&

\$1,175,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,500

Property type

Unit

Suburb

Dromana

Period-from

01 Mar 2023

to

29 Feb 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

1/18 ANTHONY STREET DROMANA VIC 3936	\$1,143,000	25-Nov-23
1/57 PIER STREET DROMANA VIC 3936	\$1,100,000	25-Nov-23
29 NOEL STREET DROMANA VIC 3936	\$1,020,000	20-Sep-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: 06 March 2024


**1/18 ANTHONY STREET DROMANA VIC 3936**

4 2 2

Sold Price

**\$1,143,000**

Sold Date

**25-Nov-23**

Distance

**0.47km**
**1/57 PIER STREET DROMANA VIC 3936**

3 2 2

Sold Price

**\$1,100,000**

Sold Date

**25-Nov-23**

Distance

**0.73km**
**29 NOEL STREET DROMANA VIC 3936**

3 2 1

Sold Price

**\$1,020,000**

Sold Date

**20-Sep-23**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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