

## 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 ELIZABETH AVENUE 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

\$895,000

&

\$979,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Dromana

Period-from

01 Oct 2022

to

30 Sep 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

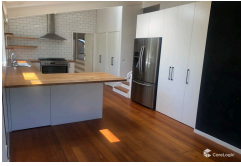
Date of sale

9 ELIZABETH AVENUE DROMANA VIC 3936	\$963,000	15-May-23
35 DAHLIA STREET DROMANA VIC 3936	\$870,000	01-Jul-23
59 CARRIGG STREET DROMANA VIC 3936	\$960,000	07-Oct-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: 27 October 2023



**9 ELIZABETH AVENUE DROMANA  
VIC 3936**

5 2 6

Sold Price

**\$963,000**

Sold Date

**15-May-23**

Distance

**0.03km**



**35 DAHLIA STREET DROMANA VIC  
3936**

3 1 2

Sold Price

**\$870,000**

Sold Date

**01-Jul-23**

Distance

**0.35km**



**59 CARRIGG STREET DROMANA  
VIC 3936**

3 1 4

Sold Price

<sup>RS</sup> **\$960,000** <sup>UN</sup>

Sold Date

**07-Oct-23**

Distance

**0.47km**

RS = Recent sale

UN = Undisclosed Sale

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