

## 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

50 ARTHUR 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

\$920,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

House

Suburb

Dromana

Period-from

01 Dec 2022

to

30 Nov 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

59 CARRIGG STREET DROMANA VIC 3936	\$960,000	07-Oct-23
11 WILSON CRESCENT DROMANA VIC 3936	\$930,000	01-Jul-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: 22 December 2023

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**59 CARRIGG STREET DROMANA  
VIC 3936**

3 1 2

Sold Price

**\$960,000**

Sold Date

**07-Oct-23**

Distance

**0.81km**



**11 WILSON CRESCENT DROMANA  
VIC 3936**

4 2 1

Sold Price

**\$930,000**

Sold Date

**01-Jul-23**

Distance

**0.1km**

RS = Recent sale

UN = Undisclosed Sale

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