

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

6 FRIEDA STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,007,550

Property type

House

Suburb

Dromana

Period-from

01 Jun 2023

to

31 May 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 SEAVIEW PARADE DROMANA VIC 3936	\$950,000	26-Feb-24
5 ELIZABETH AVENUE DROMANA VIC 3936	\$945,000	06-Jan-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: 07 June 2024

**1 SEAVIEW PARADE DROMANA
VIC 3936**

3 2 -

Sold Price **\$950,000** Sold Date **26-Feb-24**Distance **0.22km****5 ELIZABETH AVENUE DROMANA
VIC 3936**

4 2 2

Sold Price **\$945,000** Sold Date **06-Jan-24**Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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