

## 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

9 CHARLES 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Dromana

Period-from

01 May 2023

to

30 Apr 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

2 CHARLES STREET DROMANA VIC 3936	\$1,165,000	20-Apr-24
84 DROMANA PARADE SAFETY BEACH VIC 3936	\$1,113,000	16-Mar-24
56 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$1,130,000	05-Apr-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: 24 May 2024



**2 CHARLES STREET DROMANA VIC 3936** Sold Price <sup>RS</sup> **\$1,165,000** Sold Date **20-Apr-24**

5 2 2

Distance **0.06km**



**84 DROMANA PARADE SAFETY BEACH VIC 3936** Sold Price <sup>RS</sup> **\$1,113,000** Sold Date **16-Mar-24**

3 1 -

Distance **1.2km**



**56 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936** Sold Price <sup>RS</sup> **\$1,130,000** <sup>UN</sup> Sold Date **05-Apr-24**

4 2 2

Distance **1.41km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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