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	2/26 McCulloch 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	$670,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Unit	Suburb	Dromana
Period-from	01 Jul 2020	to	30 Jun 2021	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
2/33 Heales Street Dromana VIC 3936	$626,000	06-Mar-21
2/8 Seaview Parade Dromana VIC 3936	$401,000	01-Jun-21
9 Cassowary Place Safety Beach VIC 3936	$630,000	15-Apr-21

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: 09 July 2021

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2/33 Heales Street Dromana VIC 3936

2 1 1

Sold Price **$626,000** Sold Date **06-Mar-21**

Distance **0.11km**



2/8 Seaview Parade Dromana VIC 3936

2 1 1

Sold Price RS **$401,000** UN Sold Date **01-Jun-21**

Distance **0.73km**



9 Cassowary Place Safety Beach VIC 3936

2 1 1

Sold Price **$630,000** Sold Date **15-Apr-21**

Distance **1.82km**

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

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