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	2/34 Codrington 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Unit	Suburb	Dromana
Period-from	01 Sep 2020	to	31 Aug 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
2/26 McCulloch Street Dromana VIC 3936	$755,000	17-Aug-21
4/19 James Street Dromana VIC 3936	$620,000	03-Jul-21
5/5 James Street Dromana VIC 3936	$625,000	29-Jun-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: 28 September 2021

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2/26 McCulloch Street Dromana VIC 3936

2 1 1

Sold Price **$755,000** Sold Date **17-Aug-21**

Distance **0.57km**



4/19 James Street Dromana VIC 3936

3 1 1

Sold Price **$620,000** Sold Date **03-Jul-21**

Distance **0.67km**



5/5 James Street Dromana VIC 3936

2 1 1

Sold Price **$625,000** Sold Date **29-Jun-21**

Distance **0.79km**

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

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