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 Keats Road 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	$1,300,000	&	$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$983,750	Property type	House	Suburb	Dromana
Period-from	01 Mar 2021	to	28 Feb 2022	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
32 Burns Close Dromana VIC 3936	$1,100,000	18-Dec-21
2 Albert Court Dromana VIC 3936	$1,660,000	18-Dec-21
7 Charmaine Street Dromana VIC 3936	$1,330,000	22-Jan-22

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.~~

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32 Burns Close Dromana VIC 3936

4 2 1

Sold Price RS $1,100,000 Sold Date 18-Dec-21

Distance 0.23km



2 Albert Court Dromana VIC 3936

3 2 2

Sold Price $1,660,000 Sold Date 18-Dec-21

Distance 0.19km



7 Charmaine Street Dromana VIC 3936

3 2 2

Sold Price RS $1,330,000 Sold Date 22-Jan-22

Distance 0.4km

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

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