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<br>Including suburb and postcode | 10 JAMIESON 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 | $1,400,000 | & | $1,500,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,100,500 | Property type | House | Suburb | Dromana |
| Period-from | 01 Dec 2021 | to | 30 Nov 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 |
|---|---|---|
| 2 HILLSIDE AVENUE DROMANA VIC 3936 | $1,600,000 | 01-Dec-22 |
| 23 HILLSIDE AVENUE DROMANA VIC 3936 | $1,380,000 | 25-Oct-22 |
| 11 GARNER STREET DROMANA VIC 3936 | $1,415,000 | 16-Oct-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.~~

This Statement of Information was prepared on: 15 December 2022



CONSUMER AFFAIRS VICTORIA

Adam Alexander
P 5987 1999
M 0416236393
E adam.alexander@belleproperty.com

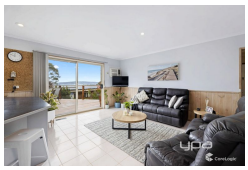


**2 HILLSIDE AVENUE DROMANA VIC 3936**

4 2 2

Sold Price RS **$1,600,000** Sold Date **01-Dec-22**

Distance **1.44km**



**23 HILLSIDE AVENUE DROMANA VIC 3936**

4 3 4

Sold Price RS **$1,380,000** UN Sold Date **25-Oct-22**

Distance **1.27km**



**11 GARNER STREET DROMANA VIC 3936**

3 2 4

Sold Price **$1,415,000** Sold Date **16-Oct-22**

Distance **1.6km**

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

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