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	1/30 CATALINA AVENUE 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	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$757,500	Property type	Unit	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
1/20 CALLAS STREET DROMANA VIC 3936	$600,000	07-Jan-24
21A/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	$617,500	01-Mar-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.

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1/20 CALLAS STREET DROMANA VIC 3936

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Sold Price **$600,000** Sold Date **07-Jan-24**

Distance **0.36km**



21A/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936

2 1 1

Sold Price **$617,500** Sold Date **01-Mar-24**

Distance **0.94km**

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

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