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	12 JULIAN COURT 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	$900,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,007,550	Property type	House	Suburb	Dromana
Period-from	01 Jun 2023	to	31 May 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 SEAVIEW PARADE DROMANA VIC 3936	$950,000	26-Feb-24
50 ARTHUR STREET DROMANA VIC 3936	$920,000	23-Jan-24
5 ELIZABETH AVENUE DROMANA VIC 3936	$945,000	06-Jan-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 SEAVIEW PARADE DROMANA VIC 3936

3 2 -

Sold Price **$950,000** Sold Date **26-Feb-24**

Distance **0.25km**



50 ARTHUR STREET DROMANA VIC 3936

3 1 -

Sold Price **$920,000** Sold Date **23-Jan-24**

Distance **0.26km**



5 ELIZABETH AVENUE DROMANA VIC 3936

4 2 2

Sold Price **$945,000** Sold Date **06-Jan-24**

Distance **0.5km**

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

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