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	4/42 FRANCIS 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$758,000	Property type	Unit	Suburb	Dromana
Period-from	01 Mar 2024	to	28 Feb 2025	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
1/42 FRANCIS STREET DROMANA VIC 3936	$945,000	17-Mar-25
3/5 SEACOMBE STREET DROMANA VIC 3936	$945,000	12-Mar-25

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: 24 March 2025

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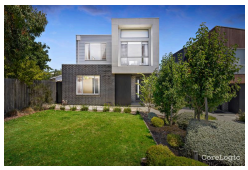

1/42 FRANCIS STREET DROMANA VIC 3936

4 2 2

Sold Price RS **$945,000**

Sold Date **17-Mar-25**

Distance **0km**



3/5 SEACOMBE STREET DROMANA VIC 3936

3 2 2

Sold Price

Sold Date **12-Mar-25**

Distance **1.49km**

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

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