

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

1/15 Carrigg 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

\$795,000

&

\$874,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Dromana

Period-from

01 May 2019

to

30 Apr 2020

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

4/25 Hodgkinson Street Dromana VIC 3936	\$863,000	09-Sep-19
1/1 Codrington Street Dromana VIC 3936	\$830,000	10-Sep-19
35A Verdon Street Dromana VIC 3936	\$886,000	18-Oct-19

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: 25 May 2020



4/25 Hodgkinson Street Dromana VIC 3936

3 2 2

Sold Price

\$863,000

Sold Date

09-Sep-19

Distance

0.79km



1/1 Codrington Street Dromana VIC 3936

3 1 1

Sold Price

\$830,000

Sold Date

10-Sep-19

Distance

1.24km



35A Verdon Street Dromana VIC 3936

3 2 2

Sold Price

\$886,000

Sold Date

18-Oct-19

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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