

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

3/29 Seacombe 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Dromana

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/68 Williams Street Dromana VIC 3936	\$585,000	21-Jun-19
2/72 Williams Street Dromana VIC 3936	\$520,050	02-Jul-19
3/74 Williams Street Dromana VIC 3936	\$495,000	21-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: 20 November 2019

**Bennetts**

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**2/68 Williams Street Dromana VIC 3936**

Sold Price

\$585,000

Sold Date

21-Jun-19

3 2 1

Distance

0.31km**2/72 Williams Street Dromana VIC 3936**

Sold Price

\$520,050

Sold Date

02-Jul-19

2 1 1

Distance

0.35km**3/74 Williams Street Dromana VIC 3936**

Sold Price

^{RS} **\$495,000**

Sold Date

21-Oct-19

2 1 1

Distance

0.36km**RS** = Recent sale**UN** = Undisclosed Sale

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