

## 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 Jackson Way Dromana VIC 3936

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Land

Suburb

Dromana

Period-from

01 Jan 2020

to

31 Dec 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

5 Devon Street Dromana VIC 3936	\$685,000	08-Nov-20
41 Devon Street Dromana VIC 3936	\$651,000	01-Aug-20
24 Beachurst Avenue Dromana VIC 3936	\$754,800	14-Dec-20

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.~~

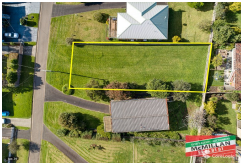
This Statement of Information was prepared on: 08 January 2021



**5 Devon Street Dromana VIC 3936** Sold Price **\$685,000** Sold Date **08-Nov-20**

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Distance **0.46km**



**41 Devon Street Dromana VIC 3936** Sold Price **\$651,000** Sold Date **01-Aug-20**

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Distance **0.64km**



**24 Beachurst Avenue Dromana VIC 3936** Sold Price <sup>RS</sup> **\$754,800** Sold Date **14-Dec-20**

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Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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