

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

204/277 POINT NEPEAN ROAD 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,000

Property type

Unit

Suburb

Dromana

Period-from

01 Apr 2024

to

31 Mar 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

105/277 POINT NEPEAN ROAD DROMANA VIC 3936	\$860,000	06-Jun-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.

This Statement of Information was prepared on: 08 April 2025

Ryan Baker

P 0421046287

M 0421046287

E ryan.baker@obrienrealestate.com.au

**105/277 POINT NEPEAN ROAD
DROMANA VIC 3936** 2  2  1

Sold Price

\$860,000

Sold Date

06-Jun-24

Distance

0km**RS** = Recent sale**UN** = Undisclosed Sale

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