## Statement of Information

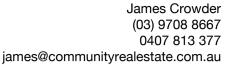
## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Proper	ty offere	d for s	sale											
Address Including suburb and postcode			35 Beachurst Avenue, Dromana Vic 3936											
Indicat	ndicative selling price													
For the	meaning o	of this p	orice see	con	sumer.vic.go	ον.au/ι	ınderquo	ting						
Range between \$890,000					&	\$979,000								
Mediar	Median sale price													
Media	an price	\$972,50	00	Pro	operty Type	Hous	e		Subur	b [	romana			
Period	d - From	01/10/2	020	to	30/09/2021		Sc	ource	REIV					
Compa	arable pr	operty	sales	(*De	lete A or B	belo	w as ap <sub>l</sub>	plical	ble)					
<b>A*</b>	These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.													
Addre	ss of con	nparab	le prope	erty						Pric	e	Date of	sale	
1														
2														
3														
OR														
B*		_	_		epresentativ wo kilometre		•					•	able	
	This Statement of Information was prepared on:									21/12/2021 20:11				







Indicative Selling Price \$890,000 - \$979,000 Median House Price

Year ending September 2021: \$972,500





Occupied - Detached)

Land Size: 706 sqm approx

**Agent Comments** 

## Comparable Properties

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 six months.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



