



STATEMENT OF INFORMATION

Prepared on 30 July 2017

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House Offered for Sale

9 Spencer Avenue Dromana VIC 3936

3 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$820,000 & \$895,000

Median Sale Price

\$615,000 Houses in Dromana between Jul 2016 - Jun 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



97 Charles Street Dromana VIC 3936

3 2 2

Sold Price **\$825,000** Sold Date **04-Feb-17**

Distance **0.95km**



1/23 Thomas Street Dromana VIC 3936

2 1 4

Sold Price **\$870,000** Sold Date **31-Mar-17**

Distance **1.61km**



15 Wilson Crescent Dromana VIC 3936

3 2 2

Sold Price **\$895,000** Sold Date **25-May-17**

Distance **1.35km**

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