

Linda Wooley CEA REIV 5987 2800 0408 148 041 linda@mjross.com.au

**Indicative Selling Price** \$420,000 - \$450,000 **Median House Price** March guarter 2017: \$645,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 601 sqm Agent Comments

# Comparable Properties



3 Watson Av DROMANA 3936 (REI)



Price: \$505,000 Method: Private Sale Date: 18/04/2017

Rooms: 4

Property Type: House Land Size: 595 sqm

21 Elizabeth Av DROMANA 3936 (REI/VG)







**Agent Comments** 

Agent Comments



Property Type: House Land Size: 745 sqm



204 Boundary Rd DROMANA 3936 (REI/VG)

**-**3





Price: \$440,000 Method: Private Sale Date: 09/02/2017

Rooms: 5

Property Type: House Land Size: 609 sqm

Account - M J Ross & Co | P: 5987 2800 | F: 5981 4000





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 



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# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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	62 Fig Street, Dromana Vic 3936
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$420,000	&	\$450,000

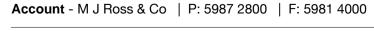
#### Median sale price

Median price	\$645,000	Н	ouse X	Subu	urb Dromana
Period - From	01/01/2017	to	31/03/2017	Source R	EIV

### Comparable property sales

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
3 Watson Av DROMANA 3936	\$505,000	18/04/2017
21 Elizabeth Av DROMANA 3936	\$450,000	15/01/2017
204 Boundary Rd DROMANA 3936	\$440,000	09/02/2017







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