Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
74 LOMBARDY AVENUE DROMANA VIC 3936						
	c.gov.aı	u/underquoting (*Delete sing	le price	e or range a	s applicable)
		or range \$1,500,			&	\$1,600,000
pplicable)						
\$965,000	Property type Ho		House		Suburb	Dromana
01 Dec 2023	to	30 Nov 2024 So		ource	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						
	74 LOMBARD ce see consumer.vi pplicable) \$965,000 01 Dec 2023 sales (*Delete Are properties sold with art's representative	74 LOMBARDY AVE ce see consumer.vic.gov.arc pplicable) \$965,000 Prop 01 Dec 2023 to sales (*Delete A or B Is properties sold within two- nt's representative consider	74 LOMBARDY AVENUE DROMAN The see consumer.vic.gov.au/underquoting (or range between a policable) Property type 01 Dec 2023 to 30 Nov 2024 Sales (*Delete A or B below as apple properties sold within two kilometres of the ont's representative considers to be most consideration.	74 LOMBARDY AVENUE DROMANA VIC 393 ce see consumer.vic.gov.au/underquoting (*Delete sing or range between \$1,500,000) pplicable) \$965,000 Property type House 01 Dec 2023 to 30 Nov 2024 Seesales (*Delete A or B below as applicable) reproperties sold within two kilometres of the property for ont's representative considers to be most comparable to	74 LOMBARDY AVENUE DROMANA VIC 3936 The see consumer.vic.gov.au/underquoting (*Delete single price or range between \$1,500,000 Populicable) Property type House O1 Dec 2023 to 30 Nov 2024 Source Properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the price of the property for sale in the property f	74 LOMBARDY AVENUE DROMANA VIC 3936 The see consumer.vic.gov.au/underquoting (*Delete single price or range a cor range sheween \$1,500,000 & sheween \$1,500

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: 19 December 2024



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