

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	69 Pier Street, Dromana Vic 3936
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Indicative selling price

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

Range between	\$955,000	&	\$995,000
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Median sale price

Median price	\$687,000	House	X	Unit		Suburb	Dromana
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

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 six 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
1	2 Thomas St DROMANA 3936	\$990,000	24/02/2017
2	35 Verdon St DROMANA 3936	\$969,000	14/03/2017
3	9 George St DROMANA 3936	\$950,000	05/07/2017

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 six months.~~

Kerryn Mountain CAR REIV
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Indicative Selling Price
\$955,000 - \$995,000
Median House Price
June quarter 2017: \$687,000



2 1 2

Rooms:
Property Type: House
Land Size: 811 sqm approx
Agent Comments

Comparable Properties

2 Thomas St DROMANA 3936 (REI)

Agent Comments

3 1 1

Price: \$990,000
Method: Private Sale
Date: 24/02/2017
Rooms: -
Property Type: House



35 Verdon St DROMANA 3936 (REI)

Agent Comments

3 2 -

Price: \$969,000
Method: Private Sale
Date: 14/03/2017
Rooms: 7
Property Type: House - Duplex (Semi-detached)
Land Size: 806 sqm approx



9 George St DROMANA 3936 (REI)

Agent Comments

2 1 1

Price: \$950,000
Method: Private Sale
Date: 05/07/2017
Rooms: 5
Property Type: House