

Jenny Wegner CAR REIV
5987 2800
0466 994 662
jenny@mjross.com.au

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

29 Davey Avenue, Dromana Vic 3936

Indicative selling price

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

Range between \$510,000

&

\$550,000

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	54 Lombardy Av DROMANA 3936	\$585,000	31/07/2017
2	23 Canna St DROMANA 3936	\$558,000	04/02/2017
3	175 Palmerston Av DROMANA 3936	\$532,000	12/03/2017

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.~~

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Indicative Selling Price

\$510,000 - \$550,000

Median House Price

June quarter 2017: \$687,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



54 Lombardy Av DROMANA 3936 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 31/07/2017

Rooms: 5

Property Type: House

Land Size: 715 sqm approx



23 Canna St DROMANA 3936 (REI/VG)

Agent Comments



Price: \$558,000

Method: Auction Sale

Date: 04/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx



175 Palmerston Av DROMANA 3936 (REI/VG)

Agent Comments



Price: \$532,000

Method: Private Sale

Date: 12/03/2017

Rooms: 5

Property Type: House

Land Size: 765 sqm approx