

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

**Indicative Selling Price**

\$740,000 - \$800,000

**Median House Price**

March quarter 2017: \$645,000



4 -

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 774 sqm approx

Agent Comments

## Comparable Properties



**362 Boundary Rd DROMANA 3936 (REI)**

Agent Comments

3 2 2

**Price:** \$820,000

**Method:** Private Sale

**Date:** 06/07/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 752 sqm approx



**271 Boundary Rd DROMANA 3936 (REI)**

Agent Comments

4 2 2

**Price:** \$795,000

**Method:** Private Sale

**Date:** 15/05/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 593 sqm approx

**19 Seaview St DROMANA 3936 (VG)**

Agent Comments

3 - -

**Price:** \$790,000

**Method:** Sale

**Date:** 14/02/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 746 sqm approx

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

233 Boundary Road, Dromana Vic 3936

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000

&

\$800,000

#### Median sale price

Median price \$645,000

House

X

Suburb

Dromana

Period - From 01/01/2017

to

31/03/2017

Source REIV

#### 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
362 Boundary Rd DROMANA 3936	\$820,000	06/07/2017
271 Boundary Rd DROMANA 3936	\$795,000	15/05/2017
19 Seaview St DROMANA 3936	\$790,000	14/02/2017