

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 36 Burton Street, Dromana Vic 3936

Indicative selling price

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

Single price \$1,120,000

Median sale price

Median price \$625,000

House ☒

Suburb Dromana

Period - From 1 July 2016 to 3 July 2017

Source REA

Comparable property sales

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.

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1. 4 The Boulevard, McCrae	\$1,100,000	4/05/2017
2. 10 Arthurs Avenue, McCrae	\$860,000	13/05/2017
3. 47 Bartels Street, McCrae	\$975,000	29/04/2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Leanne Williams M: 0412 857440
leanne.williams@nl.com.au

DATE Prepared: 4th July 2017