

## 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

50 Scott Street Dromana Vic 3936

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$880,000

&

\$968,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$680,000

\*House

Y

\*Unit

Suburb

Dromana 3936

Period - From

Jan 2017

to

Jan 2018

Source

RP Data

#### 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	16 Jamieson Street Dromana	\$930,000	15/11/2017
2	3 Anne Drive Dromana	\$950,000	30/09/2017
3	4 Beverley street Dromana	\$1,170,000	12/12/2017

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.