

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 39 Wunda Street Dromana 3936

Indicative selling price

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

Single Price \$699,000

Median sale price

Median price \$615,000

House ☒

Suburb Dromana 3936

Period - From 1 June 2016 to 5 June 2017

Source REA

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 14 Coolangatta Terrace Dromana	\$679,000	13/1/17
2 20 Glenwood Avenue Dromana	\$670,000	10/12/16
3 33 Boundary Road Dromana	\$610,000	10/12/16

Property offered for sale by

Agent Name and
Contact Details David Cowie of Nicholas Lynch david.cowie@nl.com.au
0414 674 963

DATE Prepared: 3rd May 2017