

## 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

74 Lombardy Avenue 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

\$680,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Dromana

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

### 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 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

57 Lombardy Avenue Dromana VIC 3936	\$670,000	04-Jul-19
137 Rainier Avenue Dromana VIC 3936	\$716,000	23-Aug-19

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 6 months.

This Statement of Information was prepared on: 14 December 2019



**57 Lombardy Avenue Dromana VIC 3936**

Sold Price

**\$670,000**

Sold Date

**04-Jul-19**



3



1



3

Distance

**0.16km**



**137 Rainier Avenue Dromana VIC 3936**

Sold Price

**\$716,000**

Sold Date

**23-Aug-19**



3



2



2

Distance

**0.33km**

RS = Recent sale

UN = Undisclosed Sale

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