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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

1 Toolern Avenue Dromana VIC 3936

3 2 4

Indicative Selling Price

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

Range between \$895,000 & \$965,000

Median Sale Price

\$645,000 Houses in Dromana between Oct 2016 - Sep 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



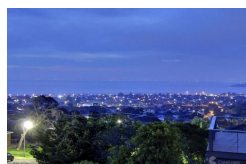
33 Anne Drive Dromana VIC 3936

5 3 3

Sold Price **\$1,000,000**

Sold Date **06-May-17**

Distance **0.43km**



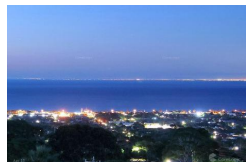
8 Dover Court Dromana VIC 3936

3 2 2

Sold Price **\$1,025,000**

Sold Date **24-Apr-17**

Distance **0.39km**



14 Bellevue Road Dromana VIC 3936

3 3 3

Sold Price **\$1,250,000**

Sold Date **04-Apr-17**

Distance **0.43km**

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