

Linda Wooley CEA REIV
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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

3 Anne Drive, Dromana Vic 3936

Indicative selling price

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

Range between \$980,000

&

\$1,030,000

Median sale price

Median price \$687,000

House

X

Unit

Suburb Dromana

Period - From 01/04/2017

to 30/06/2017

Source REIV

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	1 Jackson Way DROMANA 3936	\$1,450,000	12/03/2017
2	6 Jackson Way DROMANA 3936	\$1,150,000	23/02/2017
3	33 Anne Dr DROMANA 3936	\$1,000,000	06/05/2017

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.~~

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Indicative Selling Price

\$980,000 - \$1,030,000

Median House Price

June quarter 2017: \$687,000



4+ 2 3

Rooms:

Property Type: Land

Land Size: 717.4 sqm approx

Agent Comments

Good bay views, brand new home, high quality build & fit out. All underground services

Comparable Properties



1 Jackson Way DROMANA 3936 (REI/VG)

4 3 2

Price: \$1,450,000

Method: Auction Sale

Date: 12/03/2017

Rooms: 8

Property Type: House

Land Size: 1331 sqm approx

Agent Comments

Larger house, higher elevation in terms of view and larger land.



6 Jackson Way DROMANA 3936 (REI/VG)

3 2 5

Price: \$1,150,000

Method: Private Sale

Date: 23/02/2017

Rooms: 5

Property Type: House (Res)

Land Size: 1373 sqm approx

Agent Comments

Similar views, larger land, older home, same estate.



33 Anne Dr DROMANA 3936 (REI/VG)

5 3 3

Price: \$1,000,000

Method: Auction Sale

Date: 06/05/2017

Rooms: 6

Property Type: House (Res)

Land Size: 620 sqm approx

Agent Comments

Smaller land, much older house, good views