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

15 Tennent Street, Dromana Vic 3936

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$590,000		&		\$630,000			
Median sale pr	rice							
Median price	\$715,000	Pro	operty Type	Hou	se		Suburb	Dromana
Period - From	11/01/2019	to	10/01/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6 Donald Cr DROMANA 3936	\$653,000	08/10/2019
2	47 Nepean Hwy SAFETY BEACH 3936	\$630,000	15/07/2019
3	8 Basil St DROMANA 3936	\$620,000	06/11/2019

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.

This Statement of Information was prepared on:

11/01/2020 09:16



15 Tennent Street, Dromana Vic 3936







Property Type: House (Previously Occupied - Detached) Land Size: 810 sqm approx Agent Comments Josh Allison 03 8578 0388 0416 117 361 joshallison@theagency.com.au

Indicative Selling Price \$590,000 - \$630,000 Median House Price 11/01/2019 - 10/01/2020: \$715,000

Comparable Properties



6 Donald Cr DROMANA 3936 (REI/VG)

47 Nepean Hwy SAFETY BEACH 3936 (REI/VG) Agent Comments

6 2



Price: \$653,000 Method: Private Sale Date: 08/10/2019 Rooms: 4 Property Type: House Land Size: 548 sqm approx Agent Comments

Method: Private Sale Date: 15/07/2019 Rooms: 4 Property Type: House Land Size: 661 sqm approx

3

Price: \$630.000

8 Basil St DROMANA 3936 (REI/VG)

1



Agent Comments



Price: \$620,000 Method: Private Sale Date: 06/11/2019 Rooms: 6 Property Type: House Land Size: 746 sqm approx

Account - The Agency Albert Park | P: 03 8578 0388 | F: 03 9132 8957



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.