

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 consumer.vic.gov.au/underquoting

Range between \$590,000 & \$630,000

Median sale price

Median price \$715,000

Property Type House

Suburb Dromana

Period - From 11/01/2019

to 10/01/2020

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	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



Property Type: House (Previously Occupied - Detached)

Land Size: 810 sqm approx

Agent Comments

Comparable Properties



6 Donald Cr DROMANA 3936 (REI/VG)

Agent Comments



Price: \$653,000

Method: Private Sale

Date: 08/10/2019

Rooms: 4

Property Type: House

Land Size: 548 sqm approx



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



Price: \$630,000

Method: Private Sale

Date: 15/07/2019

Rooms: 4

Property Type: House

Land Size: 661 sqm approx



8 Basil St DROMANA 3936 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 06/11/2019

Rooms: 6

Property Type: House

Land Size: 746 sqm approx