

Linda Wooley CEA REIV
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Indicative Selling Price

\$525,000 - \$555,000

Median House Price

June quarter 2017: \$687,000



3 -

Rooms:

Property Type: House (New - Detached)

Land Size: 715 sqm approx

Agent Comments

Spacious Older Style home, level site with 2 Street Frontages. Suit Subdivision (stca)
Limited view from existing dwelling, excellent view potential on 2nd storey
Development (stca).

Comparable Properties



23 Canna St DROMANA 3936 (REI/VG)

3 2 1

Agent Comments

Brick Veneer House, Smaller Site.

Price: \$558,000

Method: Auction Sale

Date: 04/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx



44 Cosmos St DROMANA 3936 (REI)

3 2 2

Agent Comments

Smaller Site, Better House

Price: \$545,000

Method: Auction Sale

Date: 13/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 598 sqm approx



175 Palmerston Av DROMANA 3936 (REI/VG)

3 1 2

Agent Comments

Slightly larger site, similar house, opposite freeway.

Price: \$532,000

Method: Private Sale

Date: 12/03/2017

Rooms: 5

Property Type: House

Land Size: 765 sqm approx

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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

54 Lombardy Avenue, Dromana Vic 3936

Indicative selling price

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

Range between \$525,000

&

\$555,000

Median sale price

Median price \$687,000

House

X

Suburb

Dromana

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales

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
23 Canna St DROMANA 3936	\$558,000	04/02/2017
44 Cosmos St DROMANA 3936	\$545,000	13/05/2017
175 Palmerston Av DROMANA 3936	\$532,000	12/03/2017