

Linda Wooley CEA REIV 5987 2800 0408 148 041 linda@mjross.com.au

**Indicative Selling Price** \$525,000 - \$555,000 **Median House Price** June guarter 2017: \$687,000



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)







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)

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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)



Agent Comments

Slightly larger site, similar house, opposite

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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

Address	54 Lombardy Avenue, Dromana Vic 3936
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$525,000	&	\$555,000

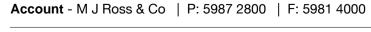
#### Median sale price

Median price	\$687,000	H	ouse	Х		Sul	burb	Dromana
Period - From	01/04/2017	to	30/06	6/2017	So	ource	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







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