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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

17 Verdon Street, Dromana Vic 3936

Indicative selling price

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

Range between \$960,000 & \$1,040,000

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	35 Verdon St DROMANA 3936	\$969,000	14/03/2017
2	9 George St DROMANA 3936	\$950,000	05/07/2017
3	30 Verdon St DROMANA 3936	\$925,000	18/02/2017

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

\$960,000 - \$1,040,000

Median House Price

June quarter 2017: \$687,000



4 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 756.8 sqm approx

Agent Comments

Comparable Properties



35 Verdon St DROMANA 3936 (REI)

Agent Comments

3 2 -

Price: \$969,000

Method: Private Sale

Date: 14/03/2017

Rooms: 7

Property Type: House - Duplex (Semi-detached)

Land Size: 806 sqm approx



9 George St DROMANA 3936 (REI)

Agent Comments

2 1 1

Price: \$950,000

Method: Private Sale

Date: 05/07/2017

Rooms: 5

Property Type: House

30 Verdon St DROMANA 3936 (REI/VG)

Agent Comments

3 1 2

Price: \$925,000

Method: Auction Sale

Date: 18/02/2017

Rooms: -

Property Type: House

Land Size: 1016 sqm approx