

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 13 Bellevue Road, Dromana 3936

Indicative selling price

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

Range between \$725,000 & \$795,000

Median sale price

Median price \$645,000 House ☒ Suburb Dromana

Period - From 1 Sept 2016 to 11 Sept 2017 Source REA

Comparable property sales

- 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. 362 Boundary Road, Dromana	\$820,000	06/07/17
2. 12 Scott Street, Dromana	\$792,500	15/07/17
3. 271 Boundary Road, Dromana	\$795,000	15/05/17

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch 0411 121 356 nicholas.lynch@nl.com.au

DATE Prepared: 22nd September 2017