

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 CATALINA AVENUE, DROMANA, VIC

5 3 1

Indicative Selling Price

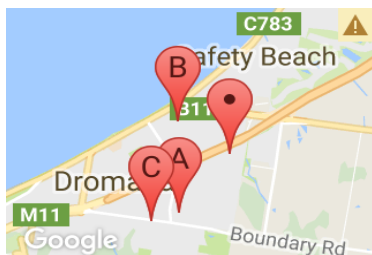
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

720,000 to 800,000

Provided by: Robert Magnano, eview Group Southern Peninsula

MEDIAN SALE PRICE



DROMANA, VIC, 3936

Suburb Median Sale Price (House)

\$705,500

01 January 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



42 DAHLIA ST, DROMANA, VIC 3936

4 2 2

Sale Price

\$780,000

Sale Date: 27/06/2017

Distance from Property: 1.1km



19 WILLIAMS ST, DROMANA, VIC 3936

4 2 2

Sale Price

\$855,000

Sale Date: 26/05/2017

Distance from Property: 823m



271 BOUNDARY RD, DROMANA, VIC 3936

4 2 2

Sale Price

\$795,000

Sale Date: 04/05/2017

Distance from Property: 1.4km



This report has been compiled on 25/08/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

5 CATALINA AVENUE, DROMANA, VIC 3936

Indicative selling price

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

Price Range:

720,000 to 800,000

Median sale price

Median price

\$705,500

House

X

Unit

Suburb

DROMANA

Period

01 January 2017 to 30 June 2017

Source



Comparable property sales

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
42 DAHLIA ST, DROMANA, VIC 3936	\$780,000	27/06/2017
19 WILLIAMS ST, DROMANA, VIC 3936	\$855,000	26/05/2017
271 BOUNDARY RD, DROMANA, VIC 3936	\$795,000	04/05/2017