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<br>Including suburb and postcode | 6 Lombardy Avenue Dromana VIC 3936 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $580,000 | & | $630,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $711,000 | Property type | House | Suburb | Dromana |
| Period-from | 01 Feb 2019 | to | 31 Jan 2020 | Source | Corelogic |

## 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 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 |
|---|---|---|
| 1/17 Solander Street Dromana VIC 3936 | $598,000 | 18-Dec-19 |
| 1 Macks Place Safety Beach VIC 3936 | $675,000 | 08-Dec-19 |
| | | |

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 6 months.

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**1/17 Solander Street Dromana VIC 3936**

3 2 2

Sold Price RS **$598,000** Sold Date **18-Dec-19**

Distance **0.87km**



**1 Macks Place Safety Beach VIC 3936**

3 2 1

Sold Price **$675,000** Sold Date **08-Dec-19**

Distance **1.07km**

**RS** = Recent sale **UN** = Undisclosed Sale

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