# 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

8 Jetty Road 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	\$900,000	&	\$990,000
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$715,000	Prop	erty type Ho		House	Suburb	Dromana
Period-from	01 Oct 2018	to	30 Sep 2	2019	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	
16 Jetty Road Dromana VIC 3936	\$1,250,000	04-May-19	
8 Panoramic Avenue Dromana VIC 3936	\$895,000	01-Jun-19	
296 Boundary Road Dromana VIC 3936	\$1,010,000	16-Sep-19	

OR

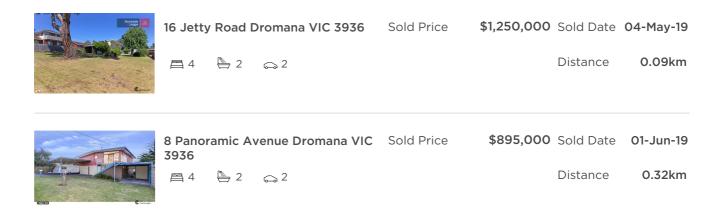
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 27 October 2019



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296 Bo 3936	oundary	Road Dromana VIC	Sold Price	<sup>RS</sup> \$1,010,000	Sold Date	16-Sep-19
่ 酉 5	3	⇔ 2			Distance	0.36km

#### RS = Recent sale UN = Undisclosed Sale

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