

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

2/68 Williams Street, Dromana Vic 3936

Indicative selling price

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

Single price \$730,000

Median sale price

Median price \$745,000

House

X

Unit

Suburb Dromana

Period - From 01/07/2018

to 30/09/2018

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	37 Oceanic Dr SAFETY BEACH 3936	\$745,000	01/08/2018
2	18 Fairway La SAFETY BEACH 3936	\$745,000	28/06/2018
3	12 Mason Av SAFETY BEACH 3936	\$735,000	01/09/2018

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.



3 2 1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$730,000
Median House Price
September quarter 2018: \$745,000

Comparable Properties

37 Oceanic Dr SAFETY BEACH 3936 (VG) Agent Comments

3 - -

Price: \$745,000
Method: Sale
Date: 01/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 307 sqm approx

18 Fairway La SAFETY BEACH 3936 (VG) Agent Comments

3 - -

Price: \$745,000
Method: Sale
Date: 28/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 720 sqm approx



12 Mason Av SAFETY BEACH 3936 (REI/VG) Agent Comments

3 2 1

Price: \$735,000
Method: Auction Sale
Date: 01/09/2018
Rooms: -
Property Type: House
Land Size: 218 sqm approx