

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale 1/54 Kangerong Avenue, DROMANA 3936

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

3 Bedroom Unit

Range **\$420,000 - \$44,000**

#### Suburb unit median sale price

Median **Unit** for **DROMANA** for period **Jan 2018 - Jun 2018**

Sourced from **Pricefinder**.

**\$565,643**

#### Comparable property sales

These are the three units 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 the most comparable to the property for sale.

#### 3 Bedroom Unit

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.

This Statement of Information was prepared on 17th Sep 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit

  
3 beds

  
1 baths

  
1 parking

#### Stockdale & Leggo (Dromana-Rosebud)

1159-1165 Point Nepean Road,  
Rosebud VIC 3939

#### Contact agents



**John Sanderson**  
Stockdale & Leggo

03 5987 3233  
0407 457 340

[jsanderson@stockdaleleggo.com.au](mailto:jsanderson@stockdaleleggo.com.au)



**John R King**  
Stockdale & Leggo

03 5987 3233  
0419 202 471

[jking@stockdaleleggo.com.au](mailto:jking@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

