

## 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

15 SOMERSET DRIVE DROMANA VIC 3936

### Indicative selling price

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

Single Price

or range  
between

\$1,695,000

&

\$1,795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Dromana

Period-from

01 Apr 2021

to

31 Mar 2022

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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 44 SCOTT STREET DROMANA VIC 3936            | \$2,195,000 | 30-Oct-21 |
| 666 ARTHURS SEAT ROAD ARTHURS SEAT VIC 3936 | \$1,600,000 | 16-Dec-21 |
| 6 NESTLE COURT ARTHURS SEAT VIC 3936        | \$1,805,000 | 28-Nov-21 |

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: 05 April 2022



**44 SCOTT STREET DROMANA VIC 3936**

Sold Price

**\$2,195,000**

Sold Date

**30-Oct-21**



4



3



2

Distance

**0.38km**



**666 ARTHURS SEAT ROAD  
ARTHURS SEAT VIC 3936**

Sold Price

**\$1,600,000**

Sold Date

**16-Dec-21**



4



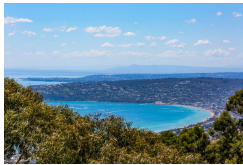
2



2

Distance

-



**6 NESTLE COURT ARTHURS SEAT  
VIC 3936**

Sold Price

**\$1,805,000**

Sold Date

**28-Nov-21**



4



2



2

Distance

-

#### Notes from your agent

SOLD FOR \$1,805,000

RS = Recent sale

UN = Undisclosed Sale

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