



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**56/131 Nepean Highway,  
DROMANA 3936**

### Indicative selling price

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

**Range \$120,000 - \$132,000**

### Median sale price

Median **Unit** for **DROMANA** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$559,000**

### Comparable property sales

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 the most comparable to the property for sale.

**158/131 Nepean Hwy,**  
Dromana 3936

Price **\$145,000** Sold 23  
November 2016

**47/131 Nepean Hwy,**  
Dromana 3936

Price **\$180,000** Sold 08  
December 2017

**2/131 Nepean Hwy,**  
Dromana 3936

Price **\$175,000** Sold 12 April  
2017

### 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.

### Contact agents



**Darrin Marr**  
Stockdale & Leggo

03 5987 3233  
0409 066 933  
[darrin.marr@stockdaleleggo.com.au](mailto:darrin.marr@stockdaleleggo.com.au)

**Stockdale  
& Leggo**