



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**31 Monaco Parade,
DROMANA 3936**

Indicative selling price

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

**Range from \$580,000 -
\$635,000**

Median sale price

Median **House** for **DROMANA** for period **Oct 2016 - Sep 2017**
Sourced from **Pricefinder**.

\$677,000

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.

43 Monaco Parade, Price **\$650,000** Sold 26 August 2017
Dromana 3936

21 Fig Street, Price **\$600,000** Sold 07 October 2017
Dromana 3936

37 Callas Street, Price **\$575,000** Sold 21 September 2017
Dromana 3936

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.

House

3 beds

1 baths

2 parking

Contact agents

 **Darrin Marr**
Stockdale & Leggo

03 5987 3233
0409 066 933

darrin.marr@stockdaleleggo.com.au

**Stockdale
& Leggo**

**Stockdale & Leggo Dromana-
Rosebud**

1159-1165 Point Nepean Road,
Rosebud VIC 3939