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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

35 Monaco Parade Dromana VIC 3936

3 1 2

Indicative Selling Price

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

Range between \$580,000 & \$605,000

Median Sale Price

\$680,000 Houses in Dromana between Dec 2016 - Nov 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



31 Monaco Parade Dromana VIC 3936

3 1 2

Sold Price **\$600,000**

Sold Date **12-Dec-17**

Distance **0.03km**



36 Monaco Parade Dromana VIC 3936

3 1 1

Sold Price **\$610,000**

Sold Date **07-Dec-17**

Distance **0.07km**



5 Olympic Parade Dromana VIC 3936

4 2 4

Sold Price **\$592,500**

Sold Date **04-Nov-17**

Distance **0.14km**

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