

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**79 CLARENDON STREET, DROMANA, VIC**  3  2  2

### Indicative Selling Price

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

Price Range: **\$1,800,000 to \$1,980,000**

Provided by: Saade Ghazi, Hunter French

## MEDIAN SALE PRICE



**DROMANA, VIC, 3936**

Suburb Median Sale Price (House)

**\$705,500**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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 most comparable to the property for sale.



**16 FOOTE ST, DROMANA, VIC 3936**

 3  2  2

Sale Price

**\*\$1,060,000**

Sale Date: 27/01/2018

Distance from Property: 971m



**9 STORER DR, DROMANA, VIC 3936**

 4  2  4

Sale Price

**\$1,320,000**

Sale Date: 02/10/2017

Distance from Property: 1km



**19 KANGERONG AVE, DROMANA, VIC 3936**

 10  4  1

Sale Price

**\*\$1,800,000**

Sale Date: 26/08/2017

Distance from Property: 2.6km



This report has been compiled on 15/02/2018 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

79 CLARENDON STREET, DROMANA, VIC 3936

### Indicative selling price

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

Price Range: \$1,800,000 to \$1,980,000

### Median sale price

Median price

\$705,500

House

Unit

Suburb

DROMANA

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
16 FOOTE ST, DROMANA, VIC 3936	*\$1,060,000	27/01/2018
9 STORER DR, DROMANA, VIC 3936	\$1,320,000	02/10/2017
19 KANGERONG AVE, DROMANA, VIC 3936	*\$1,800,000	26/08/2017