



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**18 Clarendon Street,  
DROMANA 3936**

### Indicative selling price

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

**Range \$1,280,000 - \$1,360,000**

### Median sale price

Median **House** for **DROMANA** for period **Jul 2018 - Sep 2018**  
Sourced from **REIV**.

**\$745,000**

### 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.

<b>41 Latrobe Parade,</b> DROMANA 3936	<b>Price \$1,375,000</b> Sold 22 August 2018
<b>2/25 Hodgkinson Street,</b> DROMANA 3936	<b>Price \$1,360,000</b> Sold 30 July 2018
<b>237 Boundary Road,</b> DROMANA 3936	<b>Price \$1,170,000</b> Sold 14 August 2018

This Statement of Information was prepared on 16th Sep 2019

### 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 REIV.

House

4 beds

3 baths

2 parking

### Harcourts Melbourne City

107/517 Flinders Lane,  
Melbourne VIC 3000

### Contact agents



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