

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

3/23 James Street Dromana 3936

Indicative selling price

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

Single price \$ **OR** Range \$ 410,000 & \$ 450,000
between

Suburb house median sale price

| | | | | | |
|--------------|------------|---------------|------|--------|---------|
| Median price | \$ 585,000 | Property Type | Unit | Suburb | Dromana |
|--------------|------------|---------------|------|--------|---------|

| | | | | | |
|---------------|-----------|----|------------|--------|-----------|
| Period - From | 1/10/2018 | to | 30/09/2019 | Source | Corelogic |
|---------------|-----------|----|------------|--------|-----------|

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Mount Eliza estate agent and Leanne Williams consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|------------|--------------|
| 1 6/8 Francis Street, Dromana | \$ 445,000 | 08/08/19 |
| 2 3/74 Williams Street, Dromana | \$ 495,000 | 21/10/19 |
| 3 2/17 Shaw Street, Dromana | \$ 450,000 | 23/08/19 |

This Statement of Information was prepared on 31 October 2019