

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/5 JAMES STREET DROMANA VIC 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Dromana

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two 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.

Address of comparable property

Price

Date of sale

10/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$694,000	24-Apr-22
3/51 ARTHUR STREET DROMANA VIC 3936	\$825,000	09-Feb-22
2/17 SHAW STREET DROMANA VIC 3936	\$750,000	27-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 June 2022



**10/113 COUNTRY CLUB DRIVE
SAFETY BEACH VIC 3936**

3 1 2

Sold Price **\$694,000** Sold Date **24-Apr-22**

Distance -



**3/51 ARTHUR STREET DROMANA
VIC 3936**

3 2 2

Sold Price **\$825,000** Sold Date **09-Feb-22**

Distance **0.14km**



**2/17 SHAW STREET DROMANA VIC
3936**

2 1 1

Sold Price ^{RS} **\$750,000** Sold Date **27-May-22**

Distance **1.55km**

RS = Recent sale **UN** = Undisclosed Sale

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