

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

1/43 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

\$950,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Other

Suburb

Dromana

Period-from

01 Aug 2020

to

31 Jul 2021

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

1/27 James Street Dromana VIC 3936	\$948,000	03-Jul-21

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: 12 August 2021



1/27 James Street Dromana VIC 3936

4
 3
 2

Sold Price

^{RS} **\$948,000**

Sold Date

03-Jul-21

Distance

0.16km

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

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