

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

2/23 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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Dromana

Period-from

01 Nov 2022

to

31 Oct 2023

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

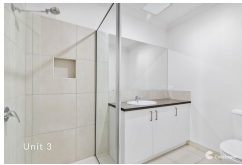
Date of sale

3/51 ARTHUR STREET DROMANA VIC 3936	\$680,000	08-Jul-23
3/15 COLEUS STREET DROMANA VIC 3936	\$611,000	02-Oct-23
2/37 LUGANO AVENUE DROMANA VIC 3936	\$650,000	10-Jun-23

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: 28 November 2023



3/51 ARTHUR STREET DROMANA VIC 3936

3 2 2

Sold Price

\$680,000

Sold Date

08-Jul-23

Distance

0.3km



3/15 COLEUS STREET DROMANA VIC 3936

3 1 1

Sold Price

^{RS} **\$611,000**

Sold Date

02-Oct-23

Distance

1.3km



2/37 LUGANO AVENUE DROMANA VIC 3936

3 2 1

Sold Price

\$650,000

Sold Date

10-Jun-23

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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