

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

1/18 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Dromana

Period-from

01 May 2020

to

30 Apr 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

2/33 Heales Street Dromana VIC 3936	\$626,000	06-Mar-21
1/6-8 Harrison Street Dromana VIC 3936	\$780,000	02-Mar-21
3/10 Joan Avenue Dromana VIC 3936	\$780,000	27-Mar-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: 19 May 2021



2/33 Heales Street Dromana VIC 3936

 2  1  1

Sold Price

^{RS} **\$626,000**

Sold Date

06-Mar-21

Distance

0.28km



1/6-8 Harrison Street Dromana VIC 3936

 3  1  2

Sold Price

\$780,000

Sold Date

02-Mar-21

Distance

0.89km



3/10 Joan Avenue Dromana VIC 3936

 3  2  1

Sold Price

^{RS} **\$780,000**

Sold Date

27-Mar-21

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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