

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

4/23 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Dromana

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/23 JAMES STREET DROMANA VIC 3936	\$610,000	06-May-24
7/1-7 VERDON STREET DROMANA VIC 3936	\$600,000	31-May-24
21A/113 COUNTRY CLUB DRIVE SAFETY BEACH VIC 3936	\$617,500	01-Mar-24

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.~~

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**1/23 JAMES STREET DROMANA
VIC 3936**

1 1 1

Sold Price

\$610,000

Sold Date **06-May-24**

Distance **0.03km**



**7/1-7 VERDON STREET DROMANA
VIC 3936**

2 1 1

Sold Price

\$600,000

Sold Date **31-May-24**

Distance **0.54km**



**21A/113 COUNTRY CLUB DRIVE
SAFETY BEACH VIC 3936**

2 1 1

Sold Price

\$617,500

Sold Date **01-Mar-24**

Distance **2.4km**

RS = Recent sale

UN = Undisclosed Sale

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