

## 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

2/14 James Street Dromana VIC 3936

### Indicative selling price

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

Single Price

or range  
between

\$795,000

&

\$874,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

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

1/18 James Street Dromana VIC 3936	\$786,000	25-May-21
1/27 James Street Dromana VIC 3936	\$948,000	03-Jul-21
2/27 James Street Dromana VIC 3936	\$850,000	10-Jul-21
5/27 James Street, Dromana VIC 3936	\$880,000	31-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: 27 August 2021



**1/18 James Street Dromana VIC 3936**

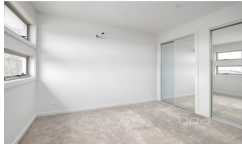
 3
  2
  2

Sold Price

**\$786,000**

Sold Date **25-May-21**

Distance **0.04km**



**1/27 James Street Dromana VIC 3936**

 4
  3
  2

Sold Price

<sup>RS</sup> **\$948,000**

Sold Date **03-Jul-21**

Distance **0.1km**



**2/27 James Street Dromana VIC 3936**

 3
  2
  2

Sold Price

<sup>RS</sup> **\$850,000** <sup>UN</sup>

Sold Date **10-Jul-21**

Distance **0.11km**

#### Notes from your agent

SOLD FOR \$850,000

RS = Recent sale

UN = Undisclosed Sale

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