

RT Edgar

STATEMENT OF INFORMATION

31 October 2018

Property offered for sale

3 Monaco Parade, Dromana 3936

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range
between \$575,000 & \$625,000

Median sale price

Median price	\$750,000	House	X	Unit	Suburb	Dromana 3936
Period - From	June 2018	to	September 2018	Source	Real Estate.com	

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Rye estate agent and Mike Phillips consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3 Macedon Street, Dromana	\$590,000	July 2018
2 8 Iris Street, Dromana	\$620,000	July 2018
3 60 Callas Street, Dromana	\$625,000	May 2018