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

43 Mary 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 | \$649,000 | or range between | & | |
|--------------|-----------|---|---|--|
| | | | | |

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$715,000 | Prop | perty type House | | House | Suburb | Dromana | |
|--------------|-------------|------|------------------|--|--------|--------|-----------|--|
| Period-from | 01 Jan 2020 | to | 31 Dec 2020 | | 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 | |
|-------------------------------------|-----------|--------------|--|
| 20 Coleus Street Dromana VIC 3936 | \$705,000 | 20-Nov-20 | |
| 34 Canna Street Dromana VIC 3936 | \$629,000 | 06-Oct-20 | |
| 48 Lombardy Avenue Dromana VIC 3936 | \$680,000 | 09-Oct-20 | |

OR

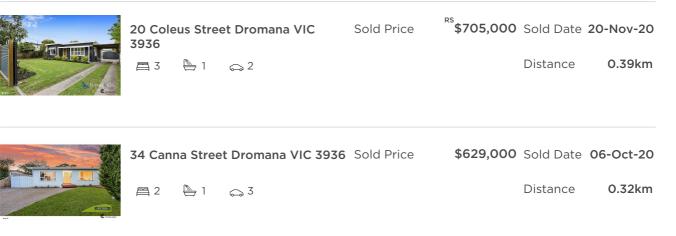
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 05 January 2021



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| 48 Lombardy Avenue Dromana VIC 3936 | | | Sold Price | \$680,000 | Sold Date | 09-Oct-20 |
|-------------------------------------|---|------------|------------|-----------|-----------|-----------|
| 昌 4 | 1 | ⇔ 1 | | | Distance | 0.47km |

RS = Recent sale UN = Undisclosed Sale

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