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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

5/8 Francis Street Dromana VIC 3936

2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$415,000 & \$455,000

### Median Sale Price

\$622,500 Units in Dromana between Sep 2017 - Aug 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**1/11 Codrington Street Dromana VIC 3936** Sold Price **\$680,000** Sold Date **03-Aug-18**

2 1 2

Distance **0.46km**



**7/54 Kangerong Avenue Dromana VIC 3936** Sold Price **\$460,000** Sold Date **03-Jul-18**

3 1 2

Distance **1.01km**

**71A Carrigg Street Dromana VIC 3936** Sold Price **\$455,000** Sold Date **09-May-18**

2 1 1

Distance **1.03km**

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