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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/41 Kangerong Avenue Dromana VIC 3936

2 1 1

Indicative Selling Price

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

Single Price $459,000

Median Sale Price

$650,000 Units in Dromana between 01 Jan 2018 - 31 Dec 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.

1/36 Kangerong Avenue Dromana VIC 3936

2 1 1

Sold Price **$459,000** Sold Date **07-Dec-17**

Distance **0.11km**

71A Carrigg Street Dromana VIC 3936

2 1 1

Sold Price **$455,000** Sold Date **09-May-18**

Distance **0.24km**

2/15 Coleus Street Dromana VIC 3936

2 1 1

Sold Price **$460,000** Sold Date **21-Nov-18**

Distance **0.72km**

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