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STATEMENT OF INFORMATION

Prepared on 14 Feb 2019

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/25 Thomas Street Dromana VIC 3936

4 2 2

Indicative Selling Price

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

Range between \$795,000 & \$850,000

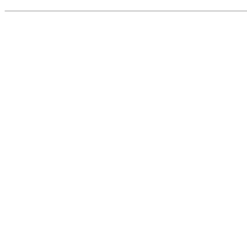
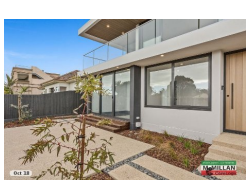

Median Sale Price

\$650,000 Units in Dromana between 01 Feb 2018 - 31 Jan 2019

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.

| | | | | | | |
|---|--|---|------------|----------------------------------|-----------|------------------|
|  | | 1/25 Thomas Street Dromana VIC 3936 | Sold Price | \$950,000 | Sold Date | 05-Oct-18 |
| 4 - - | | | | | Distance | 0.01km |
|  | | 1/25 Hodgkinson Street Dromana VIC 3936 | Sold Price | \$1,380,000 | Sold Date | 01-Nov-18 |
| 3 2 2 | | | | | Distance | 0.4km |
|  | | 43 Carrigg Street Dromana VIC 3936 | Sold Price | ^{RS} \$1,045,000 | Sold Date | 21-Jan-19 |
| 4 3 2 | | | | | Distance | 1.07km |

RS = Recent sale

UN = Undisclosed Sale

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