

coastal

real estate

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www.coastal-realestate.com.au
Director, Licensed Estate Agent,
Officer in Effective Control: C. M. Dolman

Allan Smith
Cape Bridgewater

29/04/2010

Re Cape Bridgewater Holiday Camp

Dear Allan

Owing to your explanation of your financial interest in the above property having sold the property to the last owner Darren Lewis on vendors terms, I attach a copy of our data base report.

This shows the sales activity when the property was put on the market by Darren and the highlight highest offer of \$1.3 million he had during that period which he rejected but was pending for some weeks. The offer was conveyed by our salesperson Mandy Beattie, the offer was an unconditional cash offer with we believe a short settlement.

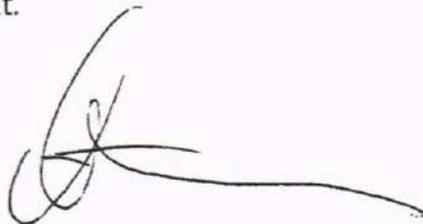
There was a lower offer of \$1.2 Million some 2 months later from different clients which Darren also rejected.

We trust this information is only to be used in conjunction with your authority as an interested party in the property and will not be divulged or used for any other purpose.

Due to the privacy act we cannot divulge our clients names therefore they have been blanked out.

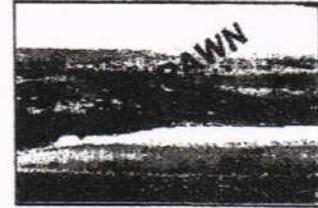
Yours Faithfully

Max Dolman
Director
Eversouth Pty Ltd
T/A Coastal Real Estate Portland
111 Bentinck Street 3305
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Viewings Report

Cape Bridgewater Coastal Camp
1721 Bridgewater Road
Cape Bridgewater VIC 3305



Total viewings: 9

[REDACTED]
Enquiry - meet at camp saturday 28/04/2007 4pm. Offer in writing then.

Inspected Sat 21-Apr-07 10:00 AM
Interest:
By Appointment
Staff: Mandy Beattie

[REDACTED]
INSPECTION - Very impressed by some - very disappointed by other parts.
Figures still don't add up though.
FOLLOW UP - Vendor Advised.

Inspected Sat 24-Mar-07 05:30 PM
Interest: HOT
By Appointment
Staff: Scott Easson

Offer 1: \$800,000.00
Offer 1 Date: Tue 27-Mar-07 10:00 AM
Offer 1 Status: Rejected

Offer 2: \$800,000.00
Offer 2 Date: Sat 29-Mar-08 10:00 AM
Offer 2 Status: Rejected

[REDACTED]
Emailed updated figures.

Inspected Tue 20-Mar-07 10:00 AM
Interest: WARM
By Appointment
Staff: Mandy Beattie

Offer 1: \$1,100,000.00
Offer 1 Date: Mon 04-Jun-07 10:00 AM
Offer 1 Status: Rejected

Offer 2: \$1,200,000.00
Offer 2 Date: Mon 04-Jun-07 10:00 AM
Offer 2 Status: Rejected

[REDACTED]
Emailed & posted info.

Inspected Fri 16-Mar-07 10:00 AM
Interest: WARM
By Appointment
Staff: Mandy Beattie

[REDACTED]
Referral from Darren Lewis.

Inspected Tue 13-Mar-07 10:00 AM
Interest: HOT
By Appointment
Staff: Mandy Beattie

Offer 1: \$1,300,000.00
Offer 1 Date: Tue 10-Apr-07 10:00 AM
Offer 1 Status: Pending

[REDACTED]
Enquiry

Inspected Tue 13-Mar-07 10:00 AM
Interest: WARM
By Appointment
Staff: Mandy Beattie

[REDACTED]
Enquiry
Inspected Thu 08-Feb-07 10:00 AM
Interest:
By Appointment