

Brian Soutar 03 5625 2877 0418 515 252

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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	2B Massimo Court, Drouin Vic 3818
Including suburb and	
postcode	

Indicative selling price

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

Single price	\$899,000
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Median sale price

Median price	\$513,500	Hou	use X	Unit		Suburb	Drouin
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

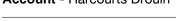
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	15 Waddell Rd DROUIN 3818	\$865,000	28/05/2018
2	1a Ablett Ct DROUIN 3818	\$860,000	22/02/2018
3	2 Kamanari Ct DROUIN 3818	\$845,000	03/04/2018

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 six months.





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> **Indicative Selling Price** \$899,000 **Median House Price** June quarter 2018: \$513,500









Comparable Properties

BarryPlant



15 Waddell Rd DROUIN 3818 (REI)



Price: \$865,000 Method: Private Sale Date: 28/05/2018

Rooms: -

Property Type: House Land Size: 7000 sqm approx

1a Ablett Ct DROUIN 3818 (REI/VG)

-5





Price: \$860.000 Method: Private Sale Date: 22/02/2018 Rooms: 11

Property Type: House Land Size: 5784 sqm approx

2 Kamanari Ct DROUIN 3818 (REI/VG)





Price: \$845,000 Method: Private Sale Rooms: 7

Property Type: House Land Size: 4007 sqm approx

Date: 03/04/2018

Account - Harcourts Drouin | P: 03 5625 2877 | F: 03 5625 2910





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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