

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address Including suburb and postcode

2B Massimo Court, Drouin Vic 3818

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

Single price \$899,000

**Median sale price**Median price \$513,500 House  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.

	Address 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



**Rooms:**  
**Property Type:**  
Agent Comments

## Comparable Properties



**15 Waddell Rd DROUIN 3818 (REI)**

Agent Comments



**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)**

Agent Comments



**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)**

Agent Comments



**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 03/04/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 4007 sqm approx