

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

1579 Princes Way, Drouin East Vic 3818

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$389,000

&

\$419,000

Median sale price*

Median price

House

Unit

Suburb

Drouin East

Period - From

to

Source

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	20 Edinburgh St WARRAGUL 3820	\$418,000	03/02/2018
2	50 Wood St DROUIN 3818	\$405,000	06/10/2017
3	80 Latrobe St WARRAGUL 3820	\$391,000	12/05/2018

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Indicative Selling Price
\$389,000 - \$419,000
No median price available



Rooms:
Property Type: Land
Land Size: 700 sqm approx
Agent Comments

Comparable Properties



20 Edinburgh St WARRAGUL 3820 (REI/VG) **Agent Comments**



Price: \$418,000
Method: Private Sale
Date: 03/02/2018
Rooms: -
Property Type: House
Land Size: 735 sqm approx

50 Wood St DROUIN 3818 (VG) **Agent Comments**



Price: \$405,000
Method: Sale
Date: 06/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 782 sqm approx



80 Latrobe St WARRAGUL 3820 (REI) **Agent Comments**



Price: \$391,000
Method: Auction Sale
Date: 12/05/2018
Rooms: 9
Property Type: House (Res)
Land Size: 771 sqm approx