

Brad Boyde 03 5625 2877 0400 775 388 brad.boyde@harcourts.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb or locality andpostcode	

Indicative selling price

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

Range between \$405,000 & \$445,000	Range between	\$405,000	&	\$445,000
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Median sale price

Median price	\$417,000	Hou	se X	Unit		Suburb or locality	Drouin
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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

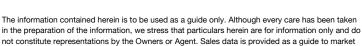
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 66 Manikato Dr DROUIN 3818 \$435,000 22/01/2017 2 45 Wood St DROUIN 3818 \$422,000 07/01/2017 3 35 Monica Dr DROUIN 3818 \$411,000 28/01/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Harcourts

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> **Indicative Selling Price** \$405,000 - \$445,000 **Median House Price** June quarter 2017: \$417,000





Comparable Properties



66 Manikato Dr DROUIN 3818 (REI)





Price: \$435,000 Method: Private Sale Date: 22/01/2017 Rooms: 5

Property Type: House (Res) Land Size: 639 sqm approx

Agent Comments



45 Wood St DROUIN 3818 (REI/VG)

1 3





Price: \$422,000 Method: Private Sale Date: 07/01/2017 Rooms: 5

Property Type: House Land Size: 741 sqm approx Agent Comments



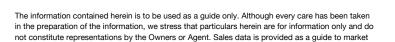
35 Monica Dr DROUIN 3818 (REI/VG)



Price: \$411,000 Method: Private Sale Date: 28/01/2017 Rooms: 8

Property Type: House Land Size: 803 sqm approx **Agent Comments**

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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