

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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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Indicative Selling Price

\$405,000 - \$445,000

Median House Price

June quarter 2017: \$417,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



66 Manikato Dr DROUIN 3818 (REI)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 22/01/2017

Rooms: 5

Property Type: House (Res)

Land Size: 639 sqm approx



45 Wood St DROUIN 3818 (REI/VG)

Agent Comments



Price: \$422,000

Method: Private Sale

Date: 07/01/2017

Rooms: 5

Property Type: House

Land Size: 741 sqm approx



35 Monica Dr DROUIN 3818 (REI/VG)

Agent Comments



Price: \$411,000

Method: Private Sale

Date: 28/01/2017

Rooms: 8

Property Type: House

Land Size: 803 sqm approx