

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

11 Victoria Street, Drouin Victoria 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$----- or range between \$275,000 & \$285,000

Median sale price

(*Delete house or unit as applicable)

Median price \$355,000 *House *Unit Suburb or locality Drouin

Period - From July 2016 to June 2017 Source CoreLogic

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 18 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. 9 Ramsden Street, Drouin Victoria 3818	\$255,000	27/3/2017
2. 13 Williamson Street, Drouin Victoria 3818	\$270,000	22/3/2017
3. 2 Fairchild Street, Drouin Victoria 3818	\$270,000	13/8/2016

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 18 months.~~

Property data source: CoreLogic. Generated on 30 April 2017.