

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

4 Acacia Street, Drouin Vic 3818

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	22 Acacia St DROUIN 3818	\$400,000	01/03/2018
2	24 Adam Ct DROUIN 3818	\$386,500	12/03/2018
3	22 Lindsay St DROUIN 3818	\$385,000	14/04/2018

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

\$385,000 - \$405,000

Median House Price

Year ending March 2018: \$430,000



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 792 sqm approx

Agent Comments

Comparable Properties



22 Acacia St DROUIN 3818 (REI)

Agent Comments

3 2 2

Price: \$400,000

Method: Private Sale

Date: 01/03/2018

Rooms: -

Property Type: House



24 Adam Ct DROUIN 3818 (REI/VG)

Agent Comments

3 1 1

Price: \$386,500

Method: Private Sale

Date: 12/03/2018

Rooms: 4

Property Type: House

Land Size: 652 sqm approx



22 Lindsay St DROUIN 3818 (REI)

Agent Comments

3 1 3

Price: \$385,000

Method: Private Sale

Date: 14/04/2018

Rooms: 5

Property Type: House

Land Size: 600 sqm approx