



## 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)

63 Church Street, Drouin, 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

\$425,000

or range between

&

### Median sale price

Median price

\$400,000

Property type

House

Suburb

Drouin, 3818

Period from

31/05/2017

to

31/05/2018

Source

RP Data CorLogic

### Comparable property sale

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

53 Church Street, DROUIN, 3818 Victoria

\$340,000

30/10/2017

9 Forrest Street, DROUIN, 3818 Victoria

\$380,000

30/10/2017

2 Boronia Street, DROUIN, 3818 Victoria

\$346,250

01/02/2018