

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](http://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	18 Todman St DROUIN 3818	\$409,000	15/09/2016
3	11 Harmon Dr DROUIN 3818	\$405,000	28/10/2016

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 eighteen months.

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**Indicative Selling Price**

\$405,000 - \$445,000

**Median House Price**

June quarter 2017: \$417,000



4   2   2

**Rooms:**

**Property Type:** Residential

Agent Comments

## Comparable Properties



**66 Manikato Dr DROUIN 3818 (REI)**

Agent Comments

4   2   2

**Price:** \$435,000

**Method:** Private Sale

**Date:** 22/01/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 639 sqm approx



**18 Todman St DROUIN 3818 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$409,000

**Method:** Private Sale

**Date:** 15/09/2016

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 636 sqm approx



**11 Harmon Dr DROUIN 3818 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$405,000

**Method:** Private Sale

**Date:** 28/10/2016

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 661 sqm approx