

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	17 Todman St DROUIN 3818	\$489,000	20/10/2017
2	45 Monica Dr DROUIN 3818	\$482,000	19/05/2017
3	50 Summerhill Blvd DROUIN 3818	\$465,000	07/06/2017

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

\$455,000 - \$485,000

Median House Price

September quarter 2017: \$417,500



Rooms:

Property Type: Land (Res)

Land Size: 522 sqm approx

Agent Comments

Comparable Properties



17 Todman St DROUIN 3818 (REI)

Agent Comments



Price: \$489,000

Method: Private Sale

Date: 20/10/2017

Rooms: 6

Property Type: House

Land Size: 656 sqm approx



45 Monica Dr DROUIN 3818 (REI)

Agent Comments



Price: \$482,000

Method: Private Sale

Date: 19/05/2017

Rooms: 8

Property Type: House

Land Size: 808 sqm approx



50 Summerhill Blvd DROUIN 3818 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 07/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 666 sqm approx