

Valentyna Nychyk 03 5625 2877 0431 142 692 valentyna.nychyk@harcourts.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	е
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Address Including suburb or locality andpostcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$455,000	&	\$485,000
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Median sale price

Median price	\$417,500	Hou	se X	Unit		Suburb or locality	Drouin
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

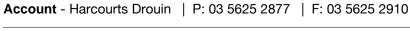
Comparable property sales (*Delete A or B below as applicable)

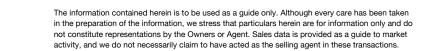
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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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Harcourts

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> **Indicative Selling Price** \$455,000 - \$485,000 **Median House Price**

September quarter 2017: \$417,500





Property Type: Land (Res) Land Size: 522 sqm approx

Agent Comments

Comparable Properties



17 Todman St DROUIN 3818 (REI)





Price: \$489,000 Method: Private Sale Date: 20/10/2017 Rooms: 6

Property Type: House Land Size: 656 sqm approx **Agent Comments**



45 Monica Dr DROUIN 3818 (REI)

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Price: \$482.000 Method: Private Sale Date: 19/05/2017 Rooms: 8

Property Type: House Land Size: 808 sqm approx Agent Comments



50 Summerhill Blvd DROUIN 3818 (REI/VG)





Price: \$465,000 Method: Private Sale Date: 07/06/2017

Rooms: -

Property Type: House (Res) Land Size: 666 sqm approx

Agent Comments

Account - Harcourts Drouin | P: 03 5625 2877 | F: 03 5625 2910

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