## **Harcourts**

Brad Boyde 03 5625 2877 0400 775 388 brad.boyde@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 sale

Address Including suburb or locality andpostcode

S 246 Princes Way, Drouin Vic 3818 or e

#### Indicative selling price

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

Range between \$405,500	&	\$434,500
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#### Median sale price

Median price	\$455,000	Hou	ise X	Unit		Suburb or locality	Drouin
Period - From	01/01/2018	to	31/03/2018		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.

Ado	dress of comparable property	Price	Date of sale
1	45 Victoria St DROUIN 3818	\$422,000	07/12/2016
2	25 Miller CI DROUIN 3818	\$417,000	26/06/2017
3	15 Hatfield Dr DROUIN 3818	\$410,000	26/07/2017

#### 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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## Harcourts





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 713 sqm approx Agent Comments

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**Indicative Selling Price** \$405,500 - \$434,500 **Median House Price** March quarter 2018: \$455,000

# **Comparable Properties**



45 Victoria St DROUIN 3818 (REI/VG)



Price: \$422,000 Method: Private Sale Date: 07/12/2016 Rooms: 5 Property Type: House Land Size: 687 sqm approx Agent Comments

Agent Comments



**-** 3 2

25 Miller CI DROUIN 3818 (REI/VG)

Price: \$417,000 Method: Private Sale Date: 26/06/2017 Rooms: 2 Property Type: House (Res) Land Size: 601 sqm approx



15 Hatfield Dr DROUIN 3818 (REI/VG)



Agent Comments

not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Price: \$410,000 Method: Private Sale Date: 26/07/2017 Rooms: -

Property Type: House Land Size: 665 sqm approx

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