

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

246 Princes Way, Drouin Vic 3818

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	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.

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

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

Comparable Properties



45 Victoria St DROUIN 3818 (REI/VG)

Agent Comments

3 2 2

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



25 Miller Ct DROUIN 3818 (REI/VG)

Agent Comments

3 2 2

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

3 2 -

Price: \$410,000
Method: Private Sale
Date: 26/07/2017
Rooms: -
Property Type: House
Land Size: 665 sqm approx