# 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

1/32 Railway Avenue, Drouin Vic 3818

## Indicative selling price

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

Range between	\$315,000	&	\$320,000

## Median sale price

Median price	\$293,750	Hou	ISE	Unit	х	Suburb or locality	Drouin
Period - From	01/07/2016	to	30/06/2017	]	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.

Ado	dress of comparable property	Price	Date of sale
1	1/15 Lardner Rd DROUIN 3818	\$324,000	27/04/2017
2	3/22a Albert Rd DROUIN 3818	\$320,000	20/12/2016
3	3/23 Albert Rd DROUIN 3818	\$305,000	03/06/2017

#### 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.

Account - Graeme Arthurson Real Estate P/L | P: 03 5625 5803 | F: 03 5625 5524

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.