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

Single price \$320,000

Median sale price

Median price	\$295,000	Hou	ISE	Unit	х	Suburb or locality	Drouin
Period - From	01/10/2016	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.

Ado	dress of comparable property	Price	Date of sale
1	6/13 Wood St DROUIN 3818	\$319,000	04/07/2017
2	4/15 Lardner Rd DROUIN 3818	\$305,000	03/07/2017
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.

1/32 Railway Avenue, Drouin Vic 3818





Rooms: Property Type: House Agent Comments

Graeme Arthurson 03 5625 5803 0418 101 690 graeme@arthursonrealestate.com.au

Indicative Selling Price \$320.000 **Median Unit Price** Year ending September 2017: \$295,000

Comparable Properties



6/13 Wood St DROUIN 3818 (REI)



Price: \$319.000 Method: Private Sale Date: 04/07/2017 Rooms: 3 Property Type: Townhouse (Single) Agent Comments

Agent Comments



4/15 Lardner Rd DROUIN 3818 (REI)



Price: \$305,000 Method: Private Sale Date: 03/07/2017 Rooms: -Property Type: Unit



3/23 Albert Rd DROUIN 3818 (REI) **2**



Agent Comments

Method: Private Sale Date: 03/06/2017 Rooms: 5 Property Type: Unit

Price: \$305,000

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

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