

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

201 Princes Way, Drouin Vic 3818

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$495,000

&

\$535,000

Median sale price

Median price

\$455,000

House

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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 18 Mahogany Ct DROUIN 3818 | \$530,000 | 26/07/2017 |
| 2 | 61 Summerhill Blvd DROUIN 3818 | \$512,000 | 17/05/2018 |
| 3 | 30 Monica Dr DROUIN 3818 | \$501,000 | 23/12/2017 |

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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Indicative Selling Price

\$495,000 - \$535,000

Median House Price

March quarter 2018: \$455,000



 4  2  2

Rooms:

Property Type: House

Land Size: 674 sqm approx

Agent Comments

Comparable Properties



18 Mahogany Ct DROUIN 3818 (REI/VG)

Agent Comments

 4  2  2

Price: \$530,000

Method: Private Sale

Date: 26/07/2017

Rooms: 7

Property Type: House

Land Size: 1400 sqm approx



61 Summerhill Blvd DROUIN 3818 (REI/VG)

Agent Comments

 4  2  2

Price: \$512,000

Method: Private Sale

Date: 17/05/2018

Rooms: 6

Property Type: House

Land Size: 547 sqm approx



30 Monica Dr DROUIN 3818 (REI/VG)

Agent Comments

 4  2  2

Price: \$501,000

Method: Private Sale

Date: 23/12/2017

Rooms: -

Property Type: House

Land Size: 836 sqm approx