## **Harcourts**

Natalie Hodge 0356252877 0413213018 natalie.hodge@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

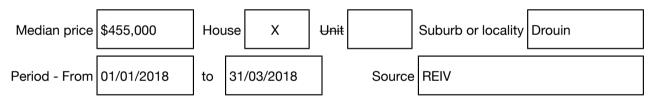
201 Princes Way, Drouin Vic 3818 or e

#### Indicative selling price

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

Range between \$	\$495,000	&	\$535,000
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#### Median sale price



#### 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.

#### 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 Land Size: 674 sqm approx Agent Comments Natalie Hodge 0356252877 0413213018 natalie.hodge@harcourts.com.au

> Indicative Selling Price \$495,000 - \$535,000 Median House Price March quarter 2018: \$455,000

# **Comparable Properties**

	18 Mahogany Ct DROUIN 3818 (REI/VG) 19 4 2 2 2 Price: \$530,000 Method: Private Sale Date: 26/07/2017 Rooms: 7 Property Type: House Land Size: 1400 sqm approx	Agent Comments
	61 Summerhill Blvd DROUIN 3818 (REI/VG) 4 2 2 2 Price: \$512,000 Method: Private Sale Date: 17/05/2018 Rooms: 6 Property Type: House Land Size: 547 sqm approx	Agent Comments
Margary -	30 Monica Dr DROUIN 3818 (REI/VG) 4 2 2 2 Price: \$501,000 Method: Private Sale Date: 23/12/2017 Rooms: - Property Type: House Land Size: 836 sqm approx	Agent Comments

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