

STATEMENT OF INFORMATION

4 KRAFT STREET, DROUIN, VIC 3818
PREPARED BY JACKIE SHEARER, ALEX SCOTT WARRAGUL



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 KRAFT STREET, DROUIN, VIC 3818







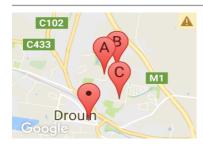
Indicative Selling Price

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

\$275,000 Single Price:

Provided by: Jackie Shearer, Alex Scott Warragul

MEDIAN SALE PRICE



DROUIN, VIC, 3818

Suburb Median Sale Price (House)

\$410,000

01 July 2017 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



14 BUNYIP DR, DROUIN, VIC 3818







Sale Price

Price Withheld

Sale Date: 08/05/2017

Distance from Property: 1.4km





12 WARWICK WAY, DROUIN, VIC 3818







Sale Price

\$180,000

Sale Date: 11/02/2017

Distance from Property: 1.7km



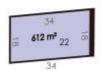


22 NICKELL CRT, DROUIN, VIC 3818









Sale Price

\$170,000

Sale Date: 01/08/2017



Distance from Property: 1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for				
Address Including suburb and	4 KRAFT STREET, DROUIN, VIC 3818			

Indicative selling price

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

Single Price:	\$275,000

Median sale price

Median price	\$410,000	House	Unit	Suburb	DROUIN
Period	01 July 2017 to 30 Sep	otember 2017	Source		ricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable	Price	Date of sale
14 BUNYIP DR, DROUIN, VIC 3818	Price Withheld	08/05/2017
12 WARWICK WAY, DROUIN, VIC 3818	\$180,000	11/02/2017
22 NICKELL CRT, DROUIN, VIC 3818	\$170,000	01/08/2017