

**ALEX SCOTT  
AND STAFF**

*Est. 1886*

# 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](http://consumer.vic.au/underquoting)

**Single Price: \$275,000**

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



This report has been compiled on 29/11/2017 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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](http://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 September 2017

Source

 pricfinder

### 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