# 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

123 Mcneilly Road, Drouin Vic 3818

#### Indicative selling price

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

Single price \$530,000

#### Median sale price

Median price	\$513,500	Hou	se X	Unit		Suburb or locality	Drouin
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	3 Wallace Cr DROUIN 3818	\$530,000	24/02/2018
2	32 Monica Dr DROUIN 3818	\$521,000	29/06/2017
3	8 Rimfire Av DROUIN 3818	\$515,000	29/05/2018

OR

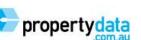
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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

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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.





### 123 Mcneilly Road, Drouin Vic 3818





Rooms: 6 Property Type: Residential Agent Comments Connor Beggs 03 5625 5803 0498 739 629 connor@arthursonrealestate.com.au

> Indicative Selling Price \$530,000 Median House Price June guarter 2018: \$513,500

## **Comparable Properties**



4 2 2 2

3 Wallace Cr DROUIN 3818 (REI)

Method: Private Sale Date: 24/02/2018 Rooms: 7 Property Type: House Land Size: 781 sqm approx

Price: \$530.000

#### 32 Monica Dr DROUIN 3818 (REI)



Price: \$521,000 Method: Private Sale Date: 29/06/2017 Rooms: -Property Type: House (Res) Land Size: 940 sqm approx



8 Rimfire Av DROUIN 3818 (REI)



Price: \$515,000 Method: Private Sale Date: 29/05/2018 Rooms: -Property Type: House

Land Size: 655 sqm approx

Agent Comments

Agent Comments

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propertydata

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