

## 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

5 Aperloo Road, Drouin Vic 3818

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$475,000

&amp;

\$495,000

**Median sale price**

Median price \$513,500

House

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.

	Address of comparable property	Price	Date of sale
1	15 Rimfire Av DROUIN 3818	\$490,000	27/06/2018
2	71 Cook St DROUIN 3818	\$485,000	23/08/2018
3	26 Holland St DROUIN 3818	\$485,000	05/11/2017

**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**

\$475,000 - \$495,000

**Median House Price**

June quarter 2018: \$513,500



**Rooms:**

**Property Type:** Land

**Land Size:** 499 sqm approx

Agent Comments

## Comparable Properties



**15 Rimfire Av DROUIN 3818 (REI)**

Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 27/06/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 540 sqm approx



**71 Cook St DROUIN 3818 (REI)**

Agent Comments



**Price:** \$485,000

**Method:** Private Sale

**Date:** 23/08/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 513 sqm approx



**26 Holland St DROUIN 3818 (REI/VG)**

Agent Comments



**Price:** \$485,000

**Method:** Private Sale

**Date:** 05/11/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 569 sqm approx