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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address Including suburb or locality andpostcode	11 Palm Square, Drouin Vic 3818					
dicative selling price						

In

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

Range between	\$459,000	&	\$479,000
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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)

Α* 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.

Add	dress of comparable property	Price	Date of sale
1	4 Todman St DROUIN 3818	\$475,000	23/05/2018
2	4a Hatfield Dr DROUIN 3818	\$465,000	13/08/2018
3	9 Berta Rise DROUIN 3818	\$460,000	08/06/2018

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.





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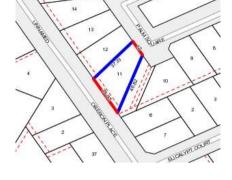
> **Indicative Selling Price** \$459,000 - \$479,000 **Median House Price** June quarter 2018: \$513,500



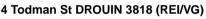
Rooms:

Property Type: House (Res) Land Size: 735 sqm approx

Agent Comments



Comparable Properties







Price: \$475,000 Method: Private Sale Date: 23/05/2018 Rooms: 5

Property Type: House Land Size: 633 sqm approx **Agent Comments**



4a Hatfield Dr DROUIN 3818 (REI)





Price: \$465.000

Method: Private Sale Date: 13/08/2018 Rooms: -

Property Type: House Land Size: 742 sqm approx Agent Comments

9 Berta Rise DROUIN 3818 (VG)







Price: \$460,000 Method: Sale Date: 08/06/2018

Rooms: -

Property Type: House (Res) Land Size: 635 sqm approx

Agent Comments

Account - Harcourts Drouin | P: 03 5625 2877 | F: 03 5625 2910



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