

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

11 Palm Square, Drouin Vic 3818

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$459,000

&

\$479,000

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	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



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 735 sqm approx

Agent Comments

Comparable Properties



4 Todman St DROUIN 3818 (REI/VG)

Agent Comments

3 2 2

Price: \$475,000

Method: Private Sale

Date: 23/05/2018

Rooms: 5

Property Type: House

Land Size: 633 sqm approx



4a Hatfield Dr DROUIN 3818 (REI)

Agent Comments

3 2 2

Price: \$465,000

Method: Private Sale

Date: 13/08/2018

Rooms: -

Property Type: House

Land Size: 742 sqm approx

9 Berta Rise DROUIN 3818 (VG)

Agent Comments

3 - -

Price: \$460,000

Method: Sale

Date: 08/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 635 sqm approx