Harcourts

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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 offered for sale

Address Including suburb or locality andpostcode

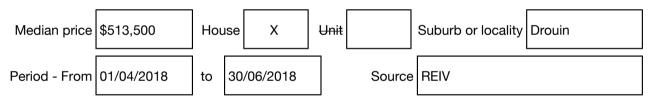
s 114 Cook Street, Drouin Vic 3818 or e

Indicative selling price

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

Range between	\$475,000	&	\$495,000

Median sale price



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	5 Cameron Ct DROUIN 3818	\$489,000	08/08/2017
2	47 Longwarry Rd DROUIN 3818	\$480,000	01/07/2018
3	4 Todman St DROUIN 3818	\$475,000	23/05/2018

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.

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Rooms: Property Type: House (Res) Land Size: 557 sqm approx Agent Comments

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> **Indicative Selling Price** \$475,000 - \$495,000 **Median House Price** June quarter 2018: \$513,500

Comparable Properties





Land Size: 659 sqm approx

4 Todman St DROUIN 3818 (REI/VG)



Agent Comments

Price: \$475,000 Method: Private Sale Date: 23/05/2018 Rooms: 5 Property Type: House Land Size: 633 sqm approx

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