

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 23 Flax Mill Close, Drouin Vic 3818
Including suburb or locality and postcode

Indicative selling price

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

Single price \$345,000

Median sale price

Median price \$326,375

Property Type Unit

Suburb Drouin

Period - From 01/10/2018

to 30/09/2019

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 18 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	1/7 Neerim St DROUIN 3818	\$348,000	16/04/2019
2	2/73 Victoria St DROUIN 3818	\$347,000	11/09/2019
3	1/15 Mathew Ct DROUIN 3818	\$345,000	21/08/2018

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 18 months.~~

This Statement of Information was prepared on:

28/11/2019 17:06

Brian Soutar
03 5625 2877
0418 515 252

brian.soutar@harcourts.com.au

Indicative Selling Price

\$345,000

Median Unit Price

Year ending September 2019: \$326,375



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties

1/7 Neerim St DROUIN 3818 (VG)

Agent Comments

 3  -  -

Price: \$348,000

Method: Sale

Date: 16/04/2019

Property Type: Flat/Unit/Apartment (Res)



2/73 Victoria St DROUIN 3818 (REI/VG)

Agent Comments

 3  1  2

Price: \$347,000

Method: Private Sale

Date: 11/09/2019

Property Type: Unit

Land Size: 276 sqm approx

1/15 Mathew Ct DROUIN 3818 (VG)

Agent Comments

 2  -  -

Price: \$345,000

Method: Sale

Date: 21/08/2018

Property Type: Flat/Unit/Apartment (Res)