# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

\$345,000

<b>Property</b>	offered t	for sale
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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

1/15 Mathew Ct DROUIN 3818

#### Median sale price

Median price	\$326,375	Pro	perty Type U	nit		Suburb	Drouin
Period - From	01/10/2018	to	30/09/2019	So	ource	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
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#### OR

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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



21/08/2018

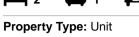
# **Harcourts**

Brian Soutar 03 5625 2877 0418 515 252 brian.soutar@harcourts.com.au

\$345,000 **Median Unit Price** Year ending September 2019: \$326,375

**Indicative Selling Price** 





Agent Comments

# Comparable Properties

1/7 Neerim St DROUIN 3818 (VG)

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Price: \$348,000 Method: Sale Date: 16/04/2019

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



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

Price: \$347,000 Method: Private Sale Date: 11/09/2019 Property Type: Unit Land Size: 276 sqm approx Agent Comments

1/15 Mathew Ct DROUIN 3818 (VG)

Price: \$345.000 Method: Sale Date: 21/08/2018

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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



