

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

5 White Gum Court, Drouin Vic 3818

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

Range between \$469,000

&

\$489,000

Median sale priceMedian price \$486,000 House Unit Suburb or locality Drouin

Period - From 01/07/2018

to 30/09/2018

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	37 Rivendale Cr DROUIN 3818	\$487,500	16/05/2018
2	71 Cook St DROUIN 3818	\$485,000	23/08/2018
3	14a Ferris St DROUIN 3818	\$470,000	12/02/2018

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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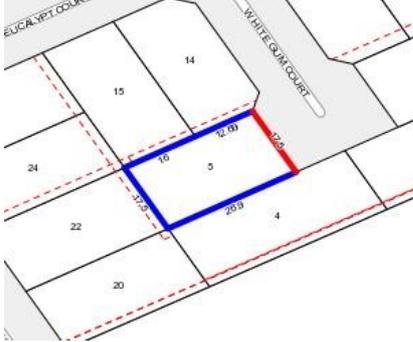
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Indicative Selling Price

\$469,000 - \$489,000

Median House Price

September quarter 2018: \$486,000



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



37 Rivendale Cr DROUIN 3818 (REI/VG)

Agent Comments



Price: \$487,500

Method: Private Sale

Date: 16/05/2018

Rooms: 9

Property Type: House

Land Size: 534 sqm approx



71 Cook St DROUIN 3818 (REI/VG)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 23/08/2018

Rooms: 6

Property Type: House

Land Size: 513 sqm approx



14a Ferris St DROUIN 3818 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 12/02/2018

Rooms: -

Property Type: House

Land Size: 528 sqm approx