

# 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

30 Lyndhurst Square, Drouin Vic 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$529,000 & \$559,000

### Median sale price

Median price \$467,000 Property Type House Suburb Drouin

Period - From 01/07/2018 to 30/06/2019 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	23 Empire Av DROUIN 3818	\$555,000	24/12/2018
2	3 Finch Ct DROUIN 3818	\$542,000	20/10/2018
3	62 Manikato Dr DROUIN 3818	\$530,000	14/05/2018

**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 18 months.~~

This Statement of Information was prepared on:

02/10/2019 14:04

Brad Boyde  
03 5625 2877  
0400 775 388

brad.boyde@harcourts.com.au

**Indicative Selling Price**

\$529,000 - \$559,000

**Median House Price**

Year ending June 2019: \$467,000



**Property Type:** Land  
**Land Size:** 501 sqm approx  
**Agent Comments**

## Comparable Properties



**23 Empire Av DROUIN 3818 (VG)**

**Agent Comments**



**Price:** \$555,000  
**Method:** Sale  
**Date:** 24/12/2018  
**Property Type:** House (Res)  
**Land Size:** 818 sqm approx



**3 Finch Ct DROUIN 3818 (REI/VG)**

**Agent Comments**



**Price:** \$542,000  
**Method:** Private Sale  
**Date:** 20/10/2018  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 754 sqm approx



**62 Manikato Dr DROUIN 3818 (REI/VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 14/05/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 641 sqm approx