### **Harcourts**

Joshua Mirabito 03 5625 2877 0415 223 145 joshua.mirabito@harcourts.com.au

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 30 Buln Buln Road, Drouin Vic 3818 or e

#### Indicative selling price

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

Range between	\$450,000	&	\$470,000
-			

#### Median sale price

Median price	\$485,000	Hou	se X	Unit		Suburb or locality	Drouin
Period - From	01/01/2019	to	31/03/2019		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

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

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



## propertydata

## Harcourts





Rooms: Property Type: House (Res) Land Size: 3330 sqm approx Agent Comments Joshua Mirabito 03 5625 2877 0415 223 145 joshua.mirabito@harcourts.com.au

> Indicative Selling Price \$450,000 - \$470,000 Median House Price March quarter 2019: \$485,000

## **Comparable Properties**

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