
STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4 Luke Court, Drouin

Indicative selling price

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

\$565,000

Median sale price

Median price \$411,250 House Suburb or locality Drouin
Period - From August 2017 to July 2018 Source REIV propertydata.com.au

Comparable property sales

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
40 Monica Drive, Drouin	\$543,000	21 st Feb 2018
2 Cypress Court, Drouin	\$575,000	26 th April 2018
98 Jackson Drive, Drouin	\$575,000	19 th May 2018

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.