### **Harcourts**

Brad Boyde 03 5625 2877 0400 775 388 brad.boyde@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 6 Aperloo Road, Drouin Vic 3818 Including suburb or locality andpostcode

#### Indicative selling price

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

Range between \$475,000	&	\$495,000
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#### Median sale price

Median price	\$513,500	Hou	ise X	Unit		Suburb or locality	Drouin
Period - From	01/04/2018	to	30/06/2018		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	15 Rimfire Av DROUIN 3818	\$490,000	27/06/2018
2	71 Cook St DROUIN 3818	\$485,000	23/08/2018
3	26 Holland St DROUIN 3818	\$485,000	05/11/2017

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.

#### 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.



## Harcourts





Rooms: Property Type: Land Land Size: 500 sqm approx Agent Comments Brad Boyde 03 5625 2877 0400 775 388 brad.boyde@harcourts.com.au

> Indicative Selling Price \$475,000 - \$495,000 Median House Price June quarter 2018: \$513,500

# **Comparable Properties**

RanyParit	15 Rimfire Av DROUIN 3818 (REI) A Decision 2 Decision 2 Price: \$490,000 Method: Private Sale Date: 27/06/2018 Rooms: 6 Property Type: House Land Size: 540 sqm approx	Agent Comments
	71 Cook St DROUIN 3818 (REI) 4 2 2 2 Price: \$485,000 Method: Private Sale Date: 23/08/2018 Rooms: 6 Property Type: House Land Size: 513 sqm approx	Agent Comments
	26 Holland St DROUIN 3818 (REI/VG) 2 2 2 Price: \$485,000 Method: Private Sale Date: 05/11/2017 Rooms: - Property Type: House (Res) Land Size: 569 sqm approx	Agent Comments

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