

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

867 Princes Way, Drouin Vic 3818

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

Range between

\$295,000

&

\$310,000

Median sale price

Median price

\$443,750

House

X

Unit

Suburb or locality

Drouin

Period - From

01/04/2019

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 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	2 Mckindlay St DROUIN 3818	\$300,000	04/07/2019
2	42 Acacia St DROUIN 3818	\$300,000	20/12/2018
3	49 Latrobe St WARRAGUL 3820	\$299,000	29/03/2019

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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Indicative Selling Price

\$295,000 - \$310,000

Median House Price

June quarter 2019: \$443,750



Rooms:

Property Type:

Agent Comments

Comparable Properties



2 Mckindlay St DROUIN 3818 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 04/07/2019

Rooms: -

Property Type: House

Land Size: 873 sqm approx



42 Acacia St DROUIN 3818 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 20/12/2018

Rooms: 4

Property Type: House

Land Size: 729 sqm approx



49 Latrobe St WARRAGUL 3820 (REI/VG)

Agent Comments



Price: \$299,000

Method: Private Sale

Date: 29/03/2019

Rooms: 3

Property Type: House

Land Size: 746 sqm approx