

Grant Johnson 5625 2877 0427 295 622 grant.johnson@harcourts.com.au

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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	74 101 0410								
Ad Including sub locality andpos	ourb or								
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$295,000		&	\$310	0,000				
Median sale price									
Median price	\$443,750	Hous	se X	Unit		Suburb or locality	Drouin		
Period - From	01/04/2010	] <sub>to</sub> [	30/06/2010		Source	DEIV/			

#### 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.

Add	dress 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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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### **Harcourts**

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> **Indicative Selling Price** \$295,000 - \$310,000 **Median House Price** June quarter 2019: \$443,750





**Agent Comments** 

## Comparable Properties



2 Mckindlay St DROUIN 3818 (REI/VG)

Price: \$300,000 Method: Private Sale Date: 04/07/2019 Rooms: -

Property Type: House Land Size: 873 sqm approx **Agent Comments** 



42 Acacia St DROUIN 3818 (REI/VG)

**9** 3



Price: \$300.000 Method: Private Sale Date: 20/12/2018 Rooms: 4

Property Type: House Land Size: 729 sqm approx Agent Comments



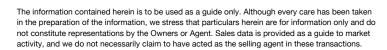
49 Latrobe St WARRAGUL 3820 (REI/VG)



Price: \$299,000 Method: Private Sale Date: 29/03/2019 Rooms: 3

Property Type: House Land Size: 746 sqm approx **Agent Comments** 

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



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