

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

23 Ajax Street, Drouin

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*455,000 & \$495,000

Median sale price

(*Delete house or unit as applicable)

Median price 455,000

*House X

*Unit

Suburb or locality Drouin

Period - From 30th April 2018 to 30th April 2019

Source Core Logic

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 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
1 25 Rimfire Avenue, Drouin	\$485,000	April 2019
2 21 Skipton Street, Drouin	\$480,000	April 2019
3 25 Carbine Court, Drouin	\$525,000	April 2019