

## 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 10 Armstrong Avenue, Drouin

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000 & \$352,000

### Median sale price

Median price \$400,000 House x Suburb or locality Drouin  
Period - From Jul 2017 to Jul 2018 Source REIV propertydata.com.au

### Comparable property sales

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. 2 Armstrong Avenue Drouin	\$322,000	5/7/17	
2. 251A Princes Way, Drouin	\$327,500	3/4/17	
3. 11 Boanyoo Road, Drouin	\$327,000	18/5/18	

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