

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 6 Lardner Road, Drouin 3818

Indicative selling price

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

\$ 300,000

&

\$ 330,000

Median sale price

Median price \$379,250

House ☒

Suburb or
locality Drouin 3818

Period - From 10/04/2017 to 09/04/2018

Source REA.com.au

Comparable property sales

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: 37 Church Street, Drouin 3818	\$ 315,000	13/01/2018
2: 4 Outlook Drive, Drouin 3818	\$ 305,000	17/10/2017
3: 45 Longwarry Road, Drouin 3818	\$ 320,000	09/03/2018