

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

2 Armstrong Avenue, 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

\$360,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$485,000

*House

X

*Unit

Suburb
or locality

DROUIN

Period - From

1 April 2018

to

30 April 2019

Source

REA

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 18-25 Flax Mill Close Drouin VIC 3818 | \$356,000 | 19-Oct-18 |
| 2 8/2 Linderman Street,, Drouin | \$360,000 | 30 Jan 2019 |
| 3 26 Shakespaer Court, Drouin | \$375,000 | 21 Jan 2019 |