

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

42 Cook Street, Drouin

Indicative selling price

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

Range

\$425,000

&

\$467,500

Median sale price

Median price

\$450,000

House

x

Suburb or
locality

Drouin

Period - From

MAR 2018

to

FEB 2019

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. 22 Lyndhurst Square, Drouin | \$446,000 | 22.1.19 |
| 2. 5 Aperloo Road, Drouin | \$460,000 | 12.11.18 |
| 3. 6 Aperloo Road, Drouin | \$450,000 | 10.11.18 |

Property data source: REIV propertydata.com.au. Generated on 8.3.19