

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 88 Jackson Drive, Drouin 3818

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 \$*165,000 & \$*181,500

Median sale price

(*Delete house or unit as applicable)

Median price \$140,750

*House

X

*Unit

Suburb or
locality

Drouin 3818

Period - From Nov 2016

to

April 2017

Source

Pricefinder

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 13 Waterview Close, Drouin 3818	\$ 165,000	08/11/2016
2 36 Montague Avenue, Drouin 3818	\$ 170,000	10/11/2016
3 94 Bexley Boulevard, Drouin 3818	\$ 174,001	27/11/2016

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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