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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

24 Settlers Rise Drouin VIC 3818

 4  2  2

## Indicative Selling Price

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

Single Price \$679,000

## Median Sale Price

\$420,000 Houses in Drouin between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



9 Carlile Court Drouin VIC 3818

Sold Price **\$690,000** Sold Date **11-Sep-18**

 4  2  2

Distance **0.86km**



75A Longwarry Road Drouin VIC 3818

Sold Price **\$720,000** Sold Date **01-May-18**

 4  2  2

Distance **2.5km**



2 Lindenell Drive Drouin VIC 3818

Sold Price **\$760,000** Sold Date **13-Sep-18**

 4  2  2

Distance **2.99km**

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