



STATEMENT OF INFORMATION

285 MAIN SOUTH ROAD, DROUIN, VIC 3818

PREPARED BY JOHN PATTERSON, ALEX SCOTT WARRAGUL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**285 MAIN SOUTH ROAD, DROUIN, VIC**

4 bedrooms 1 bathroom 6 car spaces

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$575,000 to \$600,000**

Provided by: John Patterson, Alex Scott Warragul

MEDIAN SALE PRICE

**DROUIN, VIC, 3818****Suburb Median Sale Price (House)****\$379,500**

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.

**22 SETTLERS RISE, DROUIN, VIC 3818**

4 bedrooms 2 bathrooms 3 car spaces

Sale Price**\$590,000**

Sale Date: 22/04/2017

Distance from Property: 4.5km

**2 ODDY ST, DROUIN, VIC 3818**

4 bedrooms 2 bathrooms 8 car spaces

Sale Price**\$597,000**

Sale Date: 08/04/2017

Distance from Property: 2.4km



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

285 MAIN SOUTH ROAD, DROUIN, VIC 3818

Indicative selling price

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

Price Range:

\$575,000 to \$600,000

Median sale price

Median price

\$379,500

House

X

Unit


Suburb

DROUIN

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|------------------------------------|-----------|--------------|
| 22 SETTLERS RISE, DROUIN, VIC 3818 | \$590,000 | 22/04/2017 |
| 2 ODDY ST, DROUIN, VIC 3818 | \$597,000 | 08/04/2017 |