

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 7 Bunyip 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 \$*470,000 & \$*517,000

Median sale price

(*Delete house or unit as applicable)

Median price \$414,500 *House X *Unit Suburb or locality Drouin 3818
Period - From March 2017 to July 2017 Source RPdata.com.au

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: 16 Bexley Boulevard, Drouin 3818 | \$ 515,000 | 28/04/2017 |
| 2: 45 Monica Drive, Drouin 3818 | \$ 482,000 | 01/04/2017 |
| 3: 6 Kristan Court, Drouin 3818 | \$ 481,000 | 30/06/2017 |

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: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 21 August 2017