

## 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 19 Claudia Crescent, Drouin 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$\*410,000 & \$\*451,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$355,000 \*House X \*Unit Suburb or locality Drouin 3818  
Period - From Jan 2017 to June 2017 Source Core Logic

### 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: 1 Penfold Place, Drouin 3818	\$ 445,000	29/04/2017
2: 56 Manikato Drive, Drouin 3818	\$ 450,000	01/04/2017
3: 19 Carbine Court, Drouin 3818	\$ 425,000	14/06/2017

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 30 April 2017