Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode

9 Russell Street, Drouin Vic 3818

Indicative selling price

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

Single price \$420,000

Median sale price

Median price	\$448,000	Hou	ise X	Unit		Suburb or locality	Drouin
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5 Colin St DROUIN 3818	\$430,000	02/06/2018
2	13 Neerim St DROUIN 3818	\$415,000	02/03/2018
3	16 Lampard Rd DROUIN 3818	\$408,000	30/07/2018

OR

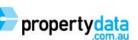
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Graeme Arthurson Real Estate P/L | P: 03 5625 5803 | F: 03 5625 5524

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





9 Russell Street, Drouin Vic 3818





Rooms: Property Type: House Land Size: 920 sqm approx Agent Comments Graeme Arthurson 03 5625 5803 0418 101 690 graeme@arthursonrealestate.com.au

> Indicative Selling Price \$420,000 Median House Price Year ending June 2018: \$448,000

Comparable Properties



5 Colin St DROUIN 3818 (REI)





Price: \$430,000 Method: Sold Before Auction Date: 02/06/2018 Rooms: 7 Property Type: House Land Size: 850 sqm approx

13 Neerim St DROUIN 3818 (REI)



Price: \$415,000 Method: Private Sale Date: 02/03/2018 Rooms: -Property Type: House Land Size: 1016 sqm approx



16 Lampard Rd DROUIN 3818 (REI)



Price: \$408,000 Method: Private Sale Date: 30/07/2018 Rooms: 4 Property Type: House Land Size: 966 sqm approx Agent Comments

Agent Comments

Agent Comments

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