

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 or
locality and postcode

59 Empire Avenue, Drouin

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 \$*620,000 & \$650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House ☒ *Unit ☐ Suburb or locality Drouin

Period - From 1 Sep 2017 to 24 Sep 2018 Source REA

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 3 Piccadilly Court, Drouin	\$620,000	25/10/17
2 12 Wallace Crescent, Drouin	\$625,000	7/2/18
3 2 Wallace Crescent, Drouin	\$622,500	11/01/2018