

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

23 Monaghan 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

\$180,000

or range between

\$*

&

\$

Median sale price

Median price

\$152,000

Land

☒

Suburb
or locality

Drouin

Period - From

1st May 2016

to

1st May 2017

Source

Realestate.com.au
Data supplied by RP Data Pty Ltd trading as
CoreLogic

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 7 Shae Crescent Drouin	\$132,000	24.04.2017
2 14 Jamescott Drive, Drouin	\$ 138,000	06.03.2017
3 21 Todman Street, Drouin	\$128,000	23.01.2017

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.