
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

6 Palm Square, Drouin VIC 3818

Indicative selling price

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

Range between	\$459,000	&	\$489,000
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Median sale price

Median price	\$410,000	*House	<input checked="" type="checkbox"/>	Suburb or locality	Drouin
Period - From	Aug 2017	to	Aug 2018	Source	REIV propertydata.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. 13 Mclean Street, Drouin 3818	\$466,000	13/11/2017
2. 12 Ferris Street, Drouin 3818	\$460,000	30/06/2018
3. 4 Todman Street, Drouin 3818	\$475,000	17/05/2018

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.