

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 41 Springwater Drive, Drouin 3818

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 \$ 360,000 & \$ 396,000

Median sale price

(*Delete house or unit as applicable)

Median price \$420,000 *House ☒ *Unit ☐ Suburb or locality Drouin 3818
Period - From Jan 2017 to Aug 2017 Source Rpdata.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: 20 Rivendale Crescent, Drouin 3818	\$ 365,000	03/05/2017
2: 325 Settlement Road, Drouin 3818	\$ 395,000	29/04/2017
3: 31 Miller Close, Drouin 3818	\$ 380,000	11/04/2017

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://REIVpropertydata.com.au). Generated on 30 April 2017