

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 12 Settlers Rise, Drouin 3818

Indicative selling price

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

or range between \$759,000 & \$789,000

Median sale price

Median price \$448,000

*House ☒

Suburb or
locality Drouin

Period - From 1/2/18 to 31/1/19

Source REIV propertydata.com.au

Comparable property sales

Comparable property sales

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. 1 Pepperell drive, Drouin	\$750,000	16/11/18
2. 4 Davey drive, Drouin	\$785,000	9/4/18
3. 13 Patison court, Drouin	\$780,000	2/10/18

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