
STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

3 Oberon Place, Drouin 3818

Indicative selling price

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

\$421,000

&

\$451,000

Median sale price

Median price

\$470,000

House

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Suburb or
locality

Drouin 3818

Period - From

July 2017

to

July 2018

Source

Realestate.com.au

Comparable property sales

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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: 8 Isabella Court, Drouin 3818	\$445,000	23/04/2017
2: 22 Rivendale Crescent, Drouin 3818	\$435,000	12/01/2018
3: 6 Jane Court, Drouin 3818	\$450,000	13/02/2018