

## 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 26 Wellwood Road, Drouin 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$380,000

&

\$ 415,000

### Median sale price

Median price \$455,000

House

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Suburb or  
locality

Drouin 3818

Period - From Oct 2018

to

Oct 2017

Source REA.com.au

### Comparable property sales

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 Bernard Court, Drouin 3818	\$ 410,000	09/07/2018
2: 8 Billabong Close, Drouin 3818	\$ 390,000	15/03/2018
3: 7 Huntingdon Place, Drouin 3818	\$ 390,000	7/06/2018