

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 16 Fairchild Street, Drouin, VIC, 3818

### Indicative selling price

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

range between \$400,000 & \$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$430,000 \*House ☒ \*Unit ☐ Suburb Drouin  
Period - From 02/07/2018 to 09/07/2018 Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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. 16 Vivian Court, Drouin     | \$446,000 | 16/05/2018   |
| 2. 22 Fairchild Street, Drouin | \$420,000 | 20/03/2018   |
| 3. 6 Kraft Crescent, Drouin    | \$350,000 | 20/03/2018   |