

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 3 Wallace Crescent, Drouin

Indicative selling price

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

\$485,000

&

\$533,500

Median sale price

Median price \$380,00

X

Suburb or
locality Drouin

Period - From Feb 2017 - Jan 2018

Source REIV propertydata.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
13 Cypress Crescent, Drouin	\$495,000	19 th April 17
30 Monica Drive, Drouin	\$501,000	19 th Jan 17
18 Walker Drive, Drouin	\$520,000	21 st Sept 17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.