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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

1 Ablett Court, Drouin 3818

### Indicative selling price

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

\$590,000

&

\$649,000

### Median sale price

Median price

405,000

House

X

Suburb or  
locality

Drouin 3818

Period - From

Oct 17

to

Dec 2017

Source

Pricfinder

### 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: 14 Nottingham Court, Drouin 3818 | \$ 638,000 | 01/12/2016   |
| 2: 7 Surman Court, Drouin 3818      | \$ 630,000 | 05/08/2017   |
| 3: 22 Settlers Rise, Drouin 3818    | \$ 590,000 | 22/04/2017   |

Property data source: CoreLogic RP Data.com. Generated on 13 Jan 2018