

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 27 Calway Street, Drouin Victoria 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$330,000 & \$363,000

Median sale price

(*Delete house or unit as applicable)

Median price \$380,000 *House ☒ Suburb or locality Drouin

Period - From January 2017 to December 2017 Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* 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. 1 Edward Street, Drouin	\$363,000	12/10/2017
2. 245 Princes Way, Drouin	\$344,000	8/12/2017
3. 2 Buln Buln Road, Drouin	\$335,000	13/7/2017

Property data source: CoreLogic. Generated on 30 April 2017.