

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 or
locality and postcode

55 Walker Drive, 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)

Single price

\$*

or range between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$360,000

*House



*Unit



Suburb
or locality

Drouin

Period - From

07/03/2016

to

07/09/2017

Source

Core Logic – R.P. Data

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 22 Rivendale Crescent, Drouin Victoria 3818	\$399,000	06/09/2017
2 34 Jamescott Drive, Drouin Victoria 3818	\$410,000	31/08/2017
3 24 Kensington Square, Drouin Victoria 3818	\$395,000	01/09/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



OBrien Real Estate