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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

5 Callistemon Crescent Drouin VIC 3818

 3  2  2

## Indicative Selling Price

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

Single Price \$520,000

## Median Sale Price

\$411,250 Houses in Drouin between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**3 Wallace Crescent Drouin VIC 3818** Sold Price **\$530,000** Sold Date **06-Jun-18**  
 4  2  2 Distance **0.17km**



**35 Outlook Drive Drouin VIC 3818** Sold Price **\$535,000** Sold Date **29-Jun-18**  
 3  2  2 Distance **2.38km**



**3 Lawson Road Drouin VIC 3818** Sold Price **\$550,000** Sold Date **31-Aug-18**  
 4  2  2 Distance **2.46km**

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