

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 215 Princes Way, 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 \$342,000 & \$376,000

Median sale price

(*Delete house or unit as applicable)

Median price \$360,000 *House ☒ *Unit ☐ Suburb or locality Drouin
Period - From August 2016 to July 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. 215A Princes Way, Drouin Victoria 3818	\$327,500	3/4/2017
2. 8 Armstrong Avenue, Drouin Victoria 3818	\$330,000	19/9/2016
3. 19 Hopetoun Road, Drouin Victoria 3818	\$340,000	11/11/2016

OR

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