
STATEMENT OF INFORMATION**Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

32 Kensington Square, Drouin 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$485,000

&

\$500,000

Median sale price

Median price

\$467,000

House

☒

Suburb or
locality

DROUIN 3818

Period - From

Mar 2018

to

Mar 2019

Source

REA Realestate.com.au

Comparable property sales

- 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: 7 Davey Drive, Drouin 3818 | \$490,000 | 11/05/2018 |
| 2: 41 Timbertop Crescent, Drouin 3818 | \$527,500 | 10/03/2018 |
| 3: 9 Pepper Crescent, Drouin 3818 | \$510,000 | 16/06/2018 |