

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

37 Summerhill Boulevard, Drouin

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 \$520,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House ☒ *Unit ☐ Suburb or locality Drouin

Period - From 1 Aug 2017 to 20 Aug 2018 Source REA

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 35 Outlook Drive, Drouin	\$535,000	29/6/2018
2 7 Manikato Drive, Drouin	\$530,000	9/5/2018
3 37 Manikato Drive, Drouin	\$525,000	2/3/2018

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.