Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

7 McKindlay Street Drouin VIC 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	\$339,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	lian Price \$443,750		Property type		House		Drouin
Period-from	01 Sep 2018	to	31 Aug 2	2019	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
17 McKindlay Street Drouin VIC 3818	\$298,800	01-Mar-18
40 Main South Road Drouin VIC 3818	\$360,000	16-Dec-18
21 Weebar Road Drouin VIC 3818	\$320,000	09-May-18

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.

This Statement of Information was prepared on: 18 September 2019

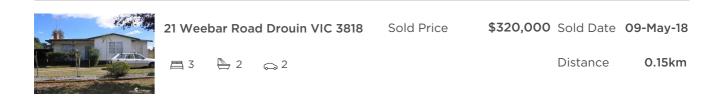




	17 McKindlay Street Drouin VIC 3818			Sold Price	\$298,800	Sold Date	01-Mar-18
are to sk	a 3	🏝 1	<u></u>			Distance	0.09km



40 Main South Road Drouin VIC 3818		Sold Price	\$360,000	Sold Date	16-Dec-18	
圔 2	1	Ģ ²			Distance	0.14km



RS = Recent sale UN = Undisclosed Sale

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