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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

1A Ablett Court, Drouin 3818
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### Indicative selling price

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

\$ 820,000
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&

\$ 902,000
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### Median sale price

Median price

\$410,000
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House

X
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Suburb or locality

Drouin
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Period - From

Apr 2017
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to

Nov 2017
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Source

RPData.com.au
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### 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: 33 Bunjil Drive, Drouin 3818	\$ 881,500	07/04/2017
2: 186 Main Neerim Road, Drouin 3818	\$ 870,000	10/05/2017
3: 14Golf View Court, Drouin 3818	\$ 820,000	21/06/2017

Property data source: [RPDatapropertydata.com.au](http://RPDatapropertydata.com.au). Generated on 01 November 2017