

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 12 Nickell Court, Drouin

Indicative selling price

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

Range between \$465,000 & \$485,000

Median sale price

Median price \$420,000 House x Suburb or locality Drouin

Period - From Oct 2017 to Sept 2018 Source REIV propertydata.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. 27 Skipton Street, Drouin	\$471,000	10/10/18
2. 68 Manikato Drive Drouin	\$480,000	19/5/18
3. 47 Waker Drive Drouin	\$470,000	9/5/18

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.