

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 or locality and postcode

9 Russell Street, Drouin Vic 3818

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$420,000

Median sale price

Median price \$448,000 House X Unit Suburb or locality Drouin

Period - From 01/07/2017 to 30/06/2018 Source REIV

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 eighteen 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	5 Colin St DROUIN 3818	\$430,000	02/06/2018
2	13 Neerim St DROUIN 3818	\$415,000	02/03/2018
3	16 Lampard Rd DROUIN 3818	\$408,000	30/07/2018

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 eighteen months.~~

9 Russell Street, Drouin Vic 3818

Graeme Arthurson
03 5625 5803
0418 101 690
graeme@arthursonrealestate.com.au



 3  1  2

Rooms:
Property Type: House
Land Size: 920 sqm approx
Agent Comments

Indicative Selling Price
\$420,000
Median House Price
Year ending June 2018: \$448,000

Comparable Properties



5 Colin St DROUIN 3818 (REI)

[Agent Comments](#)

 3  2  2

Price: \$430,000
Method: Sold Before Auction
Date: 02/06/2018
Rooms: 7
Property Type: House
Land Size: 850 sqm approx



13 Neerim St DROUIN 3818 (REI)

[Agent Comments](#)

 3  2  2

Price: \$415,000
Method: Private Sale
Date: 02/03/2018
Rooms: -
Property Type: House
Land Size: 1016 sqm approx



16 Lampard Rd DROUIN 3818 (REI)

[Agent Comments](#)

 3  1  6

Price: \$408,000
Method: Private Sale
Date: 30/07/2018
Rooms: 4
Property Type: House
Land Size: 966 sqm approx