

## 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

1-3 Oxford Street, Drouin Vic 3818

## Indicative selling price

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

Single price \$820,000

## Median sale price

Median price \$436,000 House  Unit  Suburb or locality Drouin

Period - From 01/10/2017 to 31/12/2017 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	7 Pepperell Dr DROUIN 3818	\$820,000	17/05/2017
2	7 Kookaburra Ct WARRAGUL 3820	\$810,000	25/09/2017
3	5 Massimo Ct DROUIN 3818	\$742,500	03/09/2016

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.~~

1-3 Oxford Street, Drouin Vic 3818

Graeme Arthurson  
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 4    2    2

**Rooms:** 7  
**Property Type:** Residential  
**Land Size:** 4000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$820,000  
**Median House Price**  
December quarter 2017: \$436,000

## Comparable Properties



**7 Pepperell Dr DROUIN 3818 (REI)**

**Agent Comments**

 4    2    8

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 17/05/2017  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 6677 sqm approx



**7 Kookaburra Ct WARRAGUL 3820 (REI)**

**Agent Comments**

 4    2    8

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 25/09/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 4046 sqm approx



**5 Massimo Ct DROUIN 3818 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$742,500  
**Method:** Private Sale  
**Date:** 03/09/2016  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 5836 sqm approx