

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

Single price \$820,000

Median sale price

Median price \$436,000 House X 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