

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

123 Mcneilly Road, Drouin Vic 3818

Indicative selling price

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

Single price \$530,000

Median sale price

Median price \$513,500 House Unit Suburb or locality Drouin

Period - From 01/04/2018 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	3 Wallace Cr DROUIN 3818	\$530,000	24/02/2018
2	32 Monica Dr DROUIN 3818	\$521,000	29/06/2017
3	8 Rimfire Av DROUIN 3818	\$515,000	29/05/2018

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.~~

123 Mcneilly Road, Drouin Vic 3818

Connor Beggs

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Indicative Selling Price

\$530,000

Median House Price

June quarter 2018: \$513,500



3 2 2

Rooms: 6

Property Type: Residential

Agent Comments

Comparable Properties



3 Wallace Cr DROUIN 3818 (REI)

Agent Comments

4 2 2

Price: \$530,000

Method: Private Sale

Date: 24/02/2018

Rooms: 7

Property Type: House

Land Size: 781 sqm approx



32 Monica Dr DROUIN 3818 (REI)

Agent Comments

3 2 4

Price: \$521,000

Method: Private Sale

Date: 29/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 940 sqm approx



8 Rimfire Av DROUIN 3818 (REI)

Agent Comments

4 2 2

Price: \$515,000

Method: Private Sale

Date: 29/05/2018

Rooms: -

Property Type: House

Land Size: 655 sqm approx