

## 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  
475 Drouin-korumburra Road, Drouin South 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 \$1,485,000

**Median sale price\***

Median price \$885,000 House X Unit Suburb or locality Drouin South

Period - From 25/06/2017 to 25/06/2018 Source Real Estate.com.au

**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		
2		
3		

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.~~

\* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

475 Drouin-korumburra Road, Drouin South Vic 3818

Graeme Arthurson

03 5625 5803

0418 101 690

graeme@arthursonrealestate.com.au



 4  2  6

**Rooms:** 8

**Property Type:** Rural

**Land Size:** 104000 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,485,000

**Median House Price \***

25/06/2017 - 25/06/2018: \$885,000

\* Agent calculated median based on 3 sales

## Comparable Properties

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.