

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

2 Shakespeare Court, Drouin Vic 3818

Indicative selling price

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

Single price \$438,000

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	20 Claudia Cr DROUIN 3818	\$445,000	31/10/2017
2	22 Rivendale Cr DROUIN 3818	\$435,000	12/01/2018
3	16 Buln Buln Rd DROUIN 3818	\$420,000	25/01/2018

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.~~

2 Shakespeare Court, Drouin Vic 3818

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



 4  2  2

Rooms: 6
Property Type: Residential
Land Size: 607 sqm approx
Agent Comments

Indicative Selling Price
\$438,000
Median House Price
December quarter 2017: \$436,000

Comparable Properties



20 Claudia Cr DROUIN 3818 (REI)

Agent Comments

 4  2  2

Price: \$445,000
Method: Private Sale
Date: 31/10/2017
Rooms: -
Property Type: House (Res)



22 Rivendale Cr DROUIN 3818 (REI)

Agent Comments

 4  2  2

Price: \$435,000
Method: Private Sale
Date: 12/01/2018
Rooms: -
Property Type: House
Land Size: 518 sqm approx



16 Buln Buln Rd DROUIN 3818 (REI)

Agent Comments

 4  1  1

Price: \$420,000
Method: Private Sale
Date: 25/01/2018
Rooms: 5
Property Type: House
Land Size: 832 sqm approx