

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 24-26 Ferris Street, Drouin Vic 3818

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$429,375 House | Suburb or locality Drouin
Period - From 01/01/2018 to 02/01/2019 Source realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
24 Church Street, Drouin Vic 3818	\$387,500	20/11/2018
27 Calway Street, Drouin Vic 3818	\$365,000	03/03/2018
2 Neerim Street, Drouin Vic 3818	\$430,000	03/02/2018
6 Flax Mill Close, Drouin Vic 3818	\$390,000	09/08/2018
16 Lampard Road, Drouin Vic 3818	\$408,000	30/07/2018