



Kathy Burgstahler

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**Rooms:****Property Type:** Land**Land Size:** 789 sqm approx

Agent Comments

Indicative Selling Price

\$115,000 - \$126,500

Median House Price

March quarter 2017: \$390,000

This is an enormous vacant block of approximately 789m2 with sweeping views over the new Lardner Rise Estate. With soil testing done and suggested build plans available, building YOUR dream home in a beautiful setting close to all amenities has never been easier.

Comparable Properties

Lot 3/50 Norman Rd DROUIN 3818 (REI)

Agent Comments

**Price:** \$132,000**Method:** Private Sale**Date:** 27/04/2017**Rooms:** -**Property Type:** Land (Res)**Land Size:** 500 sqm approx

12 Aaron Ct DROUIN 3818 (VG)

Agent Comments

**Price:** \$107,000**Method:** Sale**Date:** 15/05/2017**Rooms:** -**Property Type:** Land**Land Size:** 555 sqm approx

11 Aaron Ct DROUIN 3818 (REI/VG)

Agent Comments

**Price:** \$105,000**Method:** Private Sale**Date:** 31/05/2017**Rooms:** -**Property Type:** Land**Land Size:** 591 sqm approx



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|--------------------------------|
| Address Including suburb and postcode | 5 Aaron Court, Drouin Vic 3818 |
|---|--------------------------------|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$115,000 | & | \$126,500 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | |
|---------------|------------|-------|------------|--------|--------|
| Median price | \$390,000 | House | X | Suburb | Drouin |
| Period - From | 01/01/2017 | to | 31/03/2017 | Source | REIV |

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-----------|--------------|
| Lot 3/50 Norman Rd DROUIN 3818 | \$132,000 | 27/04/2017 |
| 12 Aaron Ct DROUIN 3818 | \$107,000 | 15/05/2017 |
| 11 Aaron Ct DROUIN 3818 | \$105,000 | 31/05/2017 |