

STATEMENT OF INFORMATION

1 THOMAS STREET, DROUIN, VIC 3818

PREPARED BY HEYWOOD & CO REAL ESTATE, PHONE: 0407968588



HEYWOOD & CO
REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 THOMAS STREET, DROUIN, VIC 3818

2 1 3

Indicative Selling Price

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

Single Price: **\$330,000**

Provided by: Jenna, Heywood & Co Real Estate

MEDIAN SALE PRICE



DROUIN, VIC, 3818

Suburb Median Sale Price (House)

\$380,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



4 PARK ST, DROUIN, VIC 3818

3 1 1

Sale Price

\$343,000

Sale Date: 25/07/2017

Distance from Property: 913m



215 PRINCES WAY, DROUIN, VIC 3818

3 1 4

Sale Price

\$327,500

Sale Date: 03/04/2017

Distance from Property: 411m



2 BULN BULN RD, DROUIN, VIC 3818

4 1 1

Sale Price

\$335,000

Sale Date: 13/07/2017

Distance from Property: 2.2km



This report has been compiled on 23/11/2017 by Heywood & Co Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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
Including suburb and
postcode

1 THOMAS STREET, DROUIN, VIC 3818

Indicative selling price

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

Single Price:

\$330,000

Median sale price

Median price

\$380,000

House

Unit

Suburb

DROUIN

Period

01 October 2016 to 30 September 2017

Source

 pricefinder

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
4 PARK ST, DROUIN, VIC 3818	\$343,000	25/07/2017
215 PRINCES WAY, DROUIN, VIC 3818	\$327,500	03/04/2017
2 BULN BULN RD, DROUIN, VIC 3818	\$335,000	13/07/2017