

STATEMENT OF INFORMATION

22 CHURCH STREET, DROUIN, VIC 3818

PREPARED BY HEYWOOD & CO REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 CHURCH STREET, DROUIN, VIC 3818

2 1 2

Indicative Selling Price

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

Single Price: **\$320,000**

MEDIAN SALE PRICE



DROUIN, VIC, 3818

Suburb Median Sale Price (House)

\$395,000

01 January 2017 to 31 December 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.



37 CHURCH ST, DROUIN, VIC 3818

3 1 1

Sale Price

****\$315,000**

Sale Date: 15/01/2018

Distance from Property: 271m



28 SHAKESPEARE CRT, DROUIN, VIC 3818

2 - -

Sale Price

\$337,500

Sale Date: 23/11/2017

Distance from Property: 1km



6 REES CL, DROUIN, VIC 3818

2 1 1

Sale Price

\$332,500

Sale Date: 09/11/2017

Distance from Property: 813m



This report has been compiled on 19/03/2018 by Heywood & Co Real Estate. Property Data Solutions Pty Ltd 2018 - 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

22 CHURCH STREET, DROUIN, VIC 3818

Indicative selling price

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

Single Price:

\$320,000

Median sale price

Median price

\$395,000

House

Unit

Suburb

DROUIN

Period

01 January 2017 to 31 December
2017

Source

 pricfinder

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
37 CHURCH ST, DROUIN, VIC 3818	**\$315,000	15/01/2018
28 SHAKESPEARE CRT, DROUIN, VIC 3818	\$337,500	23/11/2017
6 REES CL, DROUIN, VIC 3818	\$332,500	09/11/2017