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# STATEMENT OF INFORMATION

Prepared on 30 Jul 2019

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

18 Fairchild Street Drouin VIC 3818

3 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$399,000 & \$430,000

## Median Sale Price

\$460,000 Houses in Drouin between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## 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.



**18 Buln Buln Road Drouin VIC 3818** Sold Price **\$420,000** Sold Date **20-Feb-18**  
 3 1 1 Distance **0.75km**



**22 Wade Street Drouin VIC 3818** Sold Price **\$407,500** Sold Date **26-Jun-18**  
 3 1 1 Distance **1.17km**



**42 Acacia Street Drouin VIC 3818** Sold Price **\$300,000** Sold Date **29-Nov-18**  
 3 1 1 Distance **1.58km**

RS = Recent sale      UN = Undisclosed Sale

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