

## HOUSE Offered for Sale

25 Rimfire Avenue Drouin VIC 3818

 3  2  2

## Indicative Selling Price

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

Single Price \$485,000

## Median Sale Price

\$450,000 Houses in Drouin between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

|                                                                                                                                                                                                                                                                 |                                               |            |                  |           |                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------|------------------|-----------|------------------|
|                                                                                                                                                                              | <b>17 Tulloch Street Drouin VIC 3818</b>      | Sold Price | <b>\$499,000</b> | Sold Date | <b>02-Nov-18</b> |
|  3  2  |                                               |            |                  | Distance  | <b>0.38km</b>    |
|                                                                                                                                                                              | <b>14 Shae Crescent Drouin VIC 3818</b>       | Sold Price | <b>\$485,000</b> | Sold Date | <b>26-Sep-18</b> |
|  3  2  |                                               |            |                  | Distance  | <b>2.24km</b>    |
|                                                                                                                                                                              | <b>13 Cumberland Avenue Warragul VIC 3820</b> | Sold Price | <b>\$490,000</b> | Sold Date | <b>10-Oct-18</b> |
|  4  2  |                                               |            |                  | Distance  | <b>4.68km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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