

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1/165 Princes Way, Drouin Vic 3818

Indicative selling price

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

\$490,000 - \$520,000

Median sale price

Median price \$437,500

Property type Unit

Suburb Drouin

Period - From 01/12/2022

to

30/11/2023

Source realestate.com

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
4/4 Fuhrmann Court, Drouin Vic 3818	\$495,000	28/10/2023
7/13 Wood Street, Drouin Vic 3818	\$485,000	04/09/2023
4/165 Princess Way, Drouin Vic 3818	\$500,000	18/11/2022

This Statement of Information was prepared on: 22/12/2023