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 Including suburb and postcode

1 Bright Court Drouin VIC 3818

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$579,000	&	\$609,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$555,555	Prop	operty type House		House	Suburb	Drouin
Period-from	01 Dec 2020	to	30 Nov 2	2021	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 Bambra Court Drouin VIC 3818	\$580,000	31-Aug-21
148 Princes Way Drouin VIC 3818	\$610,000	09-Feb-21
4 Evergreen Close Drouin VIC 3818	\$593,000	22-Dec-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

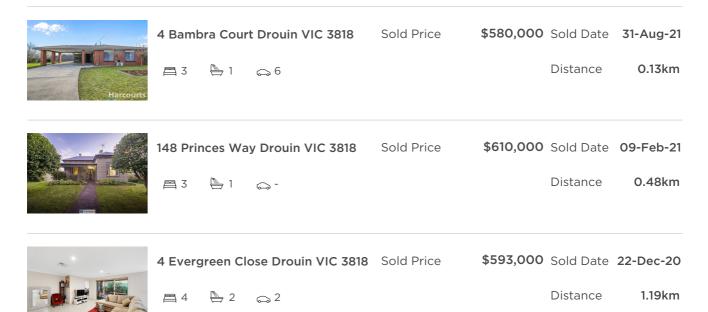
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RS = Recent sale UN = Undisclosed Sale

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