

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 16 Darnum Street, 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)

Range between \$400,000 & \$440,000

Median sale price

Median price \$430,000 Property type House Suburb Drouin

Period - From 01 Feb 2019 to 31 Jan 2020 Source REIV propertydata.com.au.

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1. 2 Tracie Court, Drouin VIC 3818	\$420,000	20 Jan 2020
2. 7 Grant Street, Drouin VIC 3818	\$440,000	15 Nov 2019
3. 74 McNeilly Road, Drouin VIC 3818	\$428,000	26 Nov 2018

This Statement of Information was prepared on: 14/02/2020