

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 or
locality and postcode

3 Byron Drive, Drouin 3818

Indicative selling price

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

Range between

\$465,000

&

\$511,500

Median sale price

Median price

\$435,000

Property type

house

Suburb

Drouin

Period - From

1 March 19

to

29 Feb 20

Source

REIV propertydata.com.au

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
16 Clifford Drive Drouin VIC 3818	\$505,00	12/12/19
5 Flax Mill Close Drouin VIC 3818	\$490,000	11/11/19
25 Kensington Square Drouin VIC 3818	\$496,000	22/10/19

This Statement of Information was prepared on: 16/3/2020