
STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 38 Bunjil Drive, Drouin 3818

Indicative selling price

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

\$796,000

&

\$835,000

Median sale price

Median price \$365,000

House

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Suburb or
locality

Drouin 3818

Period - From Jan 2017

to

Oct 2017

Source RP Data

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
1: 3-4 Charlou Court, Drouin	\$ 825,000	25/10/17
2: 14 Golf View Court, Drouin	\$ 820,000	21/06/17
3: 7 Pepperell Drive, Drouin	\$ 820,000	04/04/17

Property data source: [RP Propertydata.com.au](http://RPPropertydata.com.au) Generated on 03/02/2018