

# 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 40 Longwarry Road, Drouin Vic 3818

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$520,000

&

\$550,000

### Median sale price

Median price \$580,000

Property type House

Suburb Drouin

Period - From 08/07/2021

to

08/07/2022

Source realestate.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
5 Eden Place, Drouin Vic 3818	\$530,000	18/05/2022
1 Victoria Street, Drouin Vic 3818	\$530,000	13/05/2022
15 Helen Street, Drouin Vic 3818	\$520,000	16/03/2022

This Statement of Information was prepared on: 08/07/2022