## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| ale   |   |  |   |  |  |  |  |
|---|---|--|---|--|--|--|--|
| 170 MAIN NEE  | 170 MAIN NEERIM ROAD DROUIN VIC 3818  |  |   |  |  |  |  |
|   | c.gov.au  | u/underquoting   | (*Delete sinç   | gle price  | e or range a   | s applicable)  |  |
|   |   | or range<br>between  | \$2,150,  | \$2,150,000  |  | \$2,350,000  |  |
| pplicable)  |   |  |   |  |  |  |  |
| \$620,000   | Property type   |  | House   | House  |  | Drouin   |  |
| 01 Aug 2022   | to 31 Jul 2023  |  | 3 8   | 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 |   |  |   |  |  |  |  |
|   |   |  |   |  |  |  |  |
|   | ce see consumer.via applicable) \$620,000  01 Aug 2022  sales (*Delete August 2009)  e properties sold with a cent's representative | to to sales (*Delete A or B to eproperties sold within five-ent's representative consider. | ce see consumer.vic.gov.au/underquoting or range between  spplicable)  \$620,000  Property type  01 Aug 2022  to 31 Jul 2023  sales (*Delete A or B below as apper properties sold within five kilometres of the ent's representative considers to be most considers. | ce see consumer.vic.gov.au/underquoting (*Delete sing or range between \$2,150, applicable)  \$620,000 Property type House  01 Aug 2022 to 31 Jul 2023 See sales (*Delete A or B below as applicable)  be properties sold within five kilometres of the property for ent's representative considers to be most comparable to | ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$2,150,000  spplicable)  \$620,000  Property type  House  01 Aug 2022  to  31 Jul 2023  Source  sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale is ent's representative considers to be most comparable to the property in the property of the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's representative considers to be most comparable to the property for sale is ent's ent's representative considers to be most comparable to the property for sale is ent's e | to e see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$2,150,000 &  spplicable)  170 MAIN NEERIM ROAD DROUIN VIC 3818  Or range \$2,150,000 &  Supplicable)  170 MAIN NEERIM ROAD DROUIN VIC 3818  Or range \$2,150,000 &  Supplicable)  170 MAIN NEERIM ROAD DROUIN VIC 3818 |  |

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.

This Statement of Information was prepared on: 10 August 2023



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