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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

2 Kamanari Court, Drouin

### Indicative selling price

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

\$805,000

&

\$869,000

### Median sale price

Median price

\$360,000

\*House

X

Suburb or  
locality

Drouin

Period - From

Aug 2016

to

July 2017

Source

REIV [propertydata.com.au](http://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
7 Pepperell Drive Drouin	\$820,000	17 <sup>th</sup> May 2017
16 Pepperell Drive Drouin	\$865,000	27 <sup>th</sup> April 2017
14 Golf View Court Drouin	\$820,000	21 <sup>st</sup> June 2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.