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**STATEMENT OF INFORMATION****Internet advertising for single residential property located within or 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

7 Bunyip Drive, Drouin 3818

**Indicative selling price**

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

\$500,000

&

\$550,000

**Median sale price**

Median price

\$470,000

House

X

Suburb or  
locality

Drouin 3818

Period - From

16/06/2017

to

15/06/2018

Source

REIV propertydata.com.au

**Comparable property sales**

- 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
1: 63 Empire Avenue, Drouin 3818	\$520,000	15/12/2017
2: 7 Waterview Close, Drouin 3818	\$505,000	28/12/2017
3: 40 Monica Drive, Drouin 3818	\$543,000	21/02/2018