

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
Including suburb or
locality and postcode

Lot 311 The Fairways, Country Living, Drouin

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$620,000 or range between \$* & \$

Median sale price

Median price \$243,229 Property type Land Suburb Drouin

Period - From Sep-20 to Aug-21 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
90 Kingston Heath Drive, Drouin	\$440,000	Dec-20
42 Kingston Heath Drive, Drouin	\$440,000	Dec-20
66 Kingston Heath Drive, Drouin	\$440,000	Apr-21

OR

~~**B*** 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: December-2021