

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 8 Monica Drive, Drouin

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$435,000

&

\$465,000

Median sale price

Median price 457,500

House

X

Suburb or
locality

Drouin

Period - From June 2018

to

May 2019

Source

REIV 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
22 Lyndhurst Square Drouin	\$446,000	22 Jan 2019
6 Harper Street Drouin	\$435,000	19 Dec 2019
2 Oberon Place Drouin	\$441,500	30 Nov 2019

Property data source: REIV propertydata.com.au. Generated on 30 April 2017.