

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 313 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 \$660,000

or range between \$*

&

\$

Median sale price

Median price \$237,230

Property type Land

Suburb Drouin

Period - From Aug-20

to

Jul-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
94 Kingston Heath Drive, Drouin	\$425,000	Nov-20

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:

October-2021