

# 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 2/189 Princes Way, Drouin Vic 3818

### Indicative selling price

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

Single price \$398,000

### Median sale price

Median price \$374,000

Property type Unit

Suburb Drouin

Period - From 01/09/2018

to

04/09/2019

Source realestate.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
10/98 Lampard Road, Drouin Vic 3818	\$397,000	03/06/2019
31 Shakespeare Court, Drouin Vic 3818	\$341,000	13/08/2019
1/218 Princes Way, Drouin Vic 3818	\$425,000	15/12/2018

This Statement of Information was prepared on: 06/09/2019