

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 10 Carbine Court, Drouin, VIC 3818

### Indicative selling price

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

Price Range

\$350,000

&

\$380,000

### Median sale price

Median price

\$265,750

Property Type

Vacant Land

Suburb

Drouin (3818)

Period - From

01/11/2020

to

31/10/2021

Source

Corelogic

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
79 WALKER DRIVE, DROUIN VIC 3818	\$328,000	04/09/2021
19 WARWICK WAY, DROUIN VIC 3818	\$322,000	27/10/2021
32 TIMBERTOP CRESCENT, DROUIN VIC 3818	\$345,000	20/10/2021

This Statement of Information was prepared on: 05/11/2021