

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 2 South Fork Court 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 \$* or range between \$*640,000 & \$*700,000

Median sale price

(*Delete house or unit as applicable)

Median price \$365,000

*House

X

*Unit

Suburb or
locality

Drouin

Period - From June 2016 to June 2017

Source PriceFinder

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
1, 26 Fairway Drive Drouin	\$655,000	06/06/2017
2, 3 Arnup Crs Drouin	\$655,000	15/12/2017
3, 951 Princes Way Drouin	\$695,000	23/05/2017