

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|   |                             |
|---|-----------------------------|
| <b>Address</b><br>Including suburb and postcode | 9 Areca Street Drouin, 3818 |
|---|-----------------------------|

### Indicative selling price

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

|               |                       |
|---------------|-----------------------|
| Range between | \$320,000 & \$340,000 |
|---------------|-----------------------|

### Median sale price

|               |              |               |              |        |              |
|---------------|--------------|---------------|--------------|--------|--------------|
| Median price  | NOT PROVIDED | Property Type | NOT PROVIDED | Suburb | NOT PROVIDED |
| Period - From |              | to            |              | Source | NOT PROVIDED |

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 29-Apr-2024 at 10:20:51 AM EST